



**Minutes of the Farmhouse Patios at WildWing HOA
Board of Directors Meeting
Tuesday, September 22, 2020 @ 4:00 p.m.
Held Via Zoom Webinar in accordance with
CDC Recommendations to limit social gatherings.**

Attendance

Directors in Attendance:

Debra Rogers, President
Lisa Brown, Treasurer
Steven Olson, Secretary

Directors not in Attendance:

None

Also in Attendance:

Alex Carlson, Centennial Consulting Group, LLC
9 Neighborhood Residents

Call to Order / Quorum

Mr. Carlson called the meeting to order, noting that a quorum of the board was present.

Review of Agenda

Mr. Carlson outlined the agenda for the meeting. Following Board discussion, upon motion made by Director Brown and seconded by Director Olson, upon vote, was unanimously approved by the Board.

June 2, 2020 Meeting
Minutes

Following review and discussion, Director Olson made a motion to approve the June 2, 2020 minutes as presented, Director Rogers seconded, and upon vote, the previous meeting minutes were unanimously approved.

Financial Business

Mr. Carlson presented the financial statements through August 31, 2020.

- a. The Board reviewed and discussed the financials.
- b. Mr. Carlson confirmed for the Board that CCG and Hartford Homes had deposited the dues reserves with the HOA and that each homeowner within the neighborhood had the full delinquent dues reserve amount associated with their individual account.
- c. The Board discussed the updates on the Transition Audit. Director Brown will be provided the financial package and will work with the auditor to finalize the report.
- d. Director Olson updated the Board that he will distribute internal reserve study results to Mr. Carlson. The Board further noted that the reserve study would be re-evaluated and updated every three years.

WILDWING



HOA Business

- a. The Board discussed the need for a neighborhood survey to evaluate the needs and desires of the community for landscape maintenance responsibilities, replacements of dead items, and emergency snow removal. Mr. Carlson will be distributing the survey to Board Members for review by October 1, 2020.
- b. The Board discussed updates on fall landscaping issues and concerns. Residents mentioned that the mowers drove too quickly around the neighborhood, created tree damage, ran over downspouts, and frequently damaged sprinkler heads. Mr. Carlson discussed switching maintenance companies in 2021 and recommended three possibilities to the Board. The Board will request that Lindgren extend water use until October 14, 2020.
- c. The Board discussed 2020 snow removal and 2021 landscape maintenance providers. The Board determined that they would wait to sign and approve a contract until the Landscape Survey results have been evaluated.
- d. The Board discussed the 2021 budget, including emergency snow removal reserve, fence maintenance, and the CCG Management contract.
- e. The Board decided a formal change to the governing documents regarding the Display of American Flags was not needed at this time.

Homeowner Concerns & Comments

Homeowners addressed the following concerns.

- Mower damage to trees, edging and downspouts
- Additional snow removal measures desired for north facing homes
- Ongoing attention to drip lines

Other Business

There was no other business to come before the Board.

Next Meeting

The Next Meeting is scheduled for the end of October 2020, via Zoom.

Adjourn

There being no other business to come before the Board, the meeting was adjourned.

These Minutes are approved as the official Minutes of the Farmhouse Patios at WildWing Homeowners Association Board of Directors, held on September 22, 2020.

A handwritten signature in blue ink that reads "StOl". The signature is written in a cursive, flowing style.

Steven Olson / Secretary