

# Wildwood Townhomes Association

## Board Meeting Minutes

March 25, 2026

The Board Meeting was opened by Jacob Dewey of Mill Creek Management at 10:00 am MT. This meeting was held via ZOOM.

Jacob Dewey asked for a roll call of Board present:

John Hasche

Erin Welfelt

Paula Greathouse

Quorum Established

Also in attendance: Steven Alesch

### **Proof of Notice for Meeting**

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on March 15<sup>th</sup> 2026. The meeting was properly noticed and posted on the website for the public to view.

### **Meeting Minutes Approval**

Erin made a motion to approve the previous meeting minutes

Second by Paula

### **Unanimously Approved**

### **Financial Report**

Funds available as of 03/25/2026

- Operating Account: 31,250
- Reserve Account: 15,000
- Paint Reserve: 15,000
- Cabinette Reserve: 5,500

All homeowner accounts are up to date from when TOAD billed the HOA in March.

### **New Business**

- Roofing Bids for Cabinettes
  - Standing Seam vs Exposed Fastener
  - Need some clarity if there are going to need some permits pulled.

- Companies do not know what the decking looks like, we should have some contingency for decking built in or have them bid all new decking
- Need to talk to insurance company about new requirements on Freddy/Franny. Jacob will follow up with Mountain West about these requirements.
- The board wants to send out a survey and see how people feel about paying the whole cost up front.
- Insurance
  - Mountain West submitted a bid for flood insurance coming in at about \$58,000 dollars. They are quoting us \$250.00/sq/ft. This is more coverage that we have had prior. Banks, lenders, ect view that we are under insuring the property, making it harder to get loans.
  - Jacob reached out to another insurance company about the flood insurance and is waiting to hear back from them.
  - Jacob will send out all the quotes when they are received.
  - Erin requested that we look at the declarations or look at governing documents, to see how we can lower the flood insurance requirement.
- Adding Legal Opinions to the Website
  - The board agreed that these should be placed on the website. Jacob will put these up after the meeting
- Curb Appeal During Summer Months
  - A member in the HOA is upset about empty pots on the decks of the Cabinette.
  - There is someone parking their landscaping equipment on common ground. Jacob stated that he has followed up with the tenant.
  - There should be some communication reminding people that the HOA has 2 dumpsters
  - Paula and John are going to move all the bikes from the inside the gazebo to outside. John will post notices on the doors when he is back in town.
- Snow Pole Removal and Storage
  - All the snow poles and stakes will get put in the “shop”
- Shop Clean-Up / Work
  - This summer we should work on cleaning up the shop and getting the doors operational.
- Plows Hitting Items
  - They hit a stump and curb. Jacob will clean up the mess made and reset the curb by the Cabinette
- Landscaping
  - Jacob will talk to “Make it Pretty Landscaping”
  - The HOA should shift to a contract-based structure opposed to hourly.
  - Jacob will reach out to a couple contractors and collect bids
- Fence at Joyces
  - The board does not want to peruse HOA fencing currently.

- Quarterly Newsletters
  - Jacob will construct a quarterly newsletter for Wildwood. This will help with communication and transparency.
- Pothole
  - Steven is going to reach out to a couple companies about getting a bid on how much \$5,000 dollars in hot mix will that get us.

Action items from New Business:

Talk to Mtn West about Frannie / Freddy requirements

Survey with a hard deadline on replying to the survey

Notes on dumpsters and doors about both dumpsters

Next meeting April 22, 2026 at 10am MT.

Meeting adjourned at 11:15am MT