

Wildwood Townhomes Association

Board of Director Meeting Minutes

April 22nd, 2026

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

Jacob Dewey asked for a roll call of Board present:

John Hasche

Paula Greathouse

Erin Welfelt

Also in attendance:

Steven Alesch

Quorum Established

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on January 1st 2025. The meeting was properly noticed.

Approval of Meeting Minutes

John Hasche made a motion to approve the meeting minutes as presented

Erin Welfelt seconds the motion

Motion Unanimously Approved

Financial Report

Funds available as of 01/07/2026

- Operating Account: 13,200
- Reserve Account: 19,300

The HOA got 5,000 dollars from Lacy for the unit 10 damage.

New Business

Chimney Discussion

- Chimneys were swept mid-December, but units 11 and 12 did not pass due to the joints being separated. The HOA had
- Jacob and Brian have been working on getting quotes on for repairs / replacement for units 11 and 12.

- Brian stated that we really need to have all the units tested **and** cleaned. It turns out that not all had been cleaned and / or inspected. Some of the cost is on the HOA but the precedent has been set that owner have taken care of all the chimneys. Brian talked to the fireplace company, and they said in his unit needs to be completely replaced with a standalone stove.
- The board discussed that we should talk to the insurance company about furnishing the
- Sonja brought up creating a form that states if a unit burns or does not burn.
- Brian stated that we should look at amending the declarations to make the fireplace's "ownership" cleaner or making cleaning the responsibility of the owner.

The board tabled the declaration discussion to a further date.

Adjournment 5:10 pm MT

Action Items from the Meeting:

- Send email to all homeowners notifying of \$175.00 dollar assessment for pothole repair.
- Send email to Cabinette owners requesting feedback on potential special assessment for the roof.