

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
SATURDAY, NOVEMBER 15, 2025  
VIA ZOOM  
9:00 A.M. (MT)**

**Call to order**

The meeting was called to order at 9:07 a.m. and Ryan Darby of Toad Property Management confirmed the meeting had a quorum. Notice of the meeting had been mailed on October 23, 2025.

**Acceptance of Minutes of 2024 Meeting**

Rebecca made a motion to approve the minutes of the November 16, 2024 meeting. John Hasche seconded the motion and it was unanimously approved.

**President/Officers Report**

John Hasche said an additional tree had been removed at the cost of \$2,500. John said landscaping continued to be a challenge. The turning on and off of the irrigation was time consuming and finding a landscaper had been difficult. Less vehicles parked on the north side of Tomichi following the addition of a planter and cones. The second phase of the roof glue and screw project had not been completed. Operating costs continued to increase.

**Toad Property Management Report**

Ryan Darby thanked the Board for their hard work. Ryan said attempts were made to secure a seasonal contract for landscaping work instead of hourly rates.

**Financial Report**

Ryan Darby explained landscaping was over budget. Insurance renewal rates were unknown. Ryan said a small deficit was anticipated by the end of the year.

Ryan said actual expenses for the past four years had been considered during the preparation of the 2026 Budget. Ryan explained the expense line items in the 2026 Budget.

Ryan explained Capital Dues were collected each month. As the Budget contained a small dues increase there were no plans to add an additional Reserve line item at the present time.

Ryan said the insurance policy included an actual cash value on the Cabinette roofs due to the age and condition of the roofs. John Hasche said the insurance policy had a \$5,000 deductible per building.

John Hasche explained the Association had a Checking Account and three Reserve accounts – General, Cabinette Reserve and a Painting Fund. No painting had been performed during 2024. Income for Painting had not been keeping pace with expenses. Board approval was required for any withdrawals from the Reserve accounts. Concern was expressed about crumbling pavement and potholes. Ryan Darby said bids for paving were being obtained and once the cost was known the Board would decide how to fund the work. John Hasche said irrigation and landscaping work was split between Toad and a landscaper. John explained the irrigation was labor intensive and involved four separate pumps.

Erin Welfelt thanked John Hasche for his work obtaining bids for projects, including paving, and discussions on how to fund the work.

No veto of the 2026 Budget was presented. John Hasche made a motion to ratify the 2026 Budget as presented. Tracy Schwartz seconded the motion and it was unanimously approved.

### **Election Of Directors**

Ryan Darby explained Board elections were held on an annual basis. Tracy Schwartz said she would be leaving. John Hasche, Erin Welfelt and Paula Greathouse were willing to continue on the Board. Meetings were held monthly via Zoom. There were no additional volunteers for the Board and John Hasche, Erin Welfelt and Paula Greathouse were elected for a one year term.

### **Old Business / New Business**

John Hasche said dogs off leash continued to be a problem. John reminded owners and their guests to abide by the posted speed limits. The East dumpster was heavily used but the West dumpster generally had space available. John reminded owners and their guests to break down boxes or take to the nearby Recycling Center. Construction materials/waste should not be placed in the dumpsters. Large items such as furniture should not be left at the dumpsters. A request was made for larger locks on the dumpsters and Ryan agreed to follow up with the City.

Erin Welfelt said some lenders refused to lend on Wildwood due to the age of the Cabinette roofs and there was also an impact on insurance. Three bids had been requested for the replacement of the Cabinette metal roofs. Erin explained she had found a lender willing to lend on Wildwood buildings and could share that information with interested owners.

John Hasche said splitting Wildwood to form two separate associations had been discussed in the past with legal counsel but legal counsel did not recommend making the change.

Matt Swiatek suggested including additional vents as part of the replacement of the Cabinette roof metal.

John Hasche said special meetings could be scheduled if owners wanted to participate in discussion of large projects. Owners were encouraged to participate in Board meetings.

The next meeting was scheduled for November 11, 2026 at 5:30 p.m. (MT).

Erin welcomed new owners to the neighborhood.

Ryan explained there would be a short Board meeting after the annual meeting.

At 10:15 a.m. the meeting adjourned.

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Prepared by Rob Harper,  
Toad Property Management