

Wildwood Estates Owners Association
Annual Meeting
October 3, 2021

Meeting called to order at 2:00 p.m.
Confirmed that we have a quorum

Board:

Della Hindman, President
Ben Weiner, Treasurer
Cade Decker, Vice President, CCR
Paul Laipple, Vice President, Pool
RoyceAnne Scoville, Secretary

In attendance: 29 homes

Della Hindman opened the meeting with a call to approve last year's Annual Meeting Minutes. Luana Mangold made a motion to approve the minutes and Kay Turner seconded the motion. The minutes were approved.

Della had several acknowledgements:

- Dawn Rutigliano who helped recover lost documents.
- Jim Bright who helped with the sewer district.
- Alan Hindman for maintaining the Wildwood sign.
- Wendy Spring for the work with the annual garage sale.
- Gary and Julia Bernal for work on the fire wise program.

Treasurer's Report - Ben Weiner

First item is the non-pool expenses:

- Christmas Light awards were not given out last year but still are in the budget this year.
- Christmas party monies not used last year due to COVID December of 2020.
- Annual meeting expenses were under budget because it was a virtual meeting. The amount was maintained in the future budget in hopes of meeting in person. There also is an increase in the cost of mailings for the meetings.

Second (and largest) were the pool expenses:

- With the help of Paul Laipple and other members of the association we have done a good job of maintaining the pool without unnecessary expenditures to the community.
- Pool expenditures under \$15,000 for the year.
 - Largest expense was pool cleaning and pool repairs which will continue moving forward.
 - The other large expense was utilities: water at \$3000, electrical at \$2500, and gas at \$1500

Secretary Report, RoyceAnne Scoville:

- After joining the board in March, it was discovered that properties and records were missing, including:
 - All records from 2019, 2020, and 2021 (until March)
 - Computers, PO Box keys, bank debit cards
- Actions that were taken are as follows:
 - Mailing of letters to the last HOA President, Secretary and VP of CC&R's requesting the return of the items mentioned above. No response was received.
 - Contacted a lawyer for advice. He sent a letter to the former HOA officers. Afterwards a few AC request forms were received by the law office.
 - Della contacted the prior president and was able to recover a few more documents.
 - Missing computers and keys were never recovered. Missing keys were replaced.
- Updates were made from the 2019 vote to change the fines to an escalating scale. This update was recorded with the Yavapai County and on the website.
- Updates were recorded from the 2020 vote for proxy votes to comply with AZ law

VP of CC&R's Report Cade Decker:

- Introduced new members on the Architectural Committee
 - Mark Hayden (point person)
 - Alan Hindman
 - Curtis Medalen
 - Johnny Hanna
 - Lew Johnson
- CC&R violations
 - Missing or nonfunctioning post lights so that emergency vehicles can find our houses.
 - Trailers and RV's cannot be parked in plain sight for more than 4 days as per CC&R's.
 - Dead or dying trees must be removed.
 - Trespassing through HOA residents' property to gain access to National Forest.
 - No parking in lower pool parking except for pool users.

VP of Pool Paul Laipple

- Several projects were completed to open the pool in June.
 - The most important projects included:
 - Repairing and replacing leaky plumbing under pool deck.
 - Repairing vacuum lines.
 - Installing a floor in the pump house.

- Repairing and painting pool deck.
- Replacing missing tiles.
- Repair and painting the fence.
- Replace the plumbing and filter in pump house.
- Replacing shade structures that were damaged by our heavy spring snowstorm.
- Special thanks to Alan Hindman, Jeff Franklin & Nancy Laipple for repairing and preparing our pool to open on time this spring.

Fire wise Report Julia Bernal

Many people think that to be fire wise we need to cut down all our trees. It doesn't mean that. There are 2 zones for a fire wise house. The first zone is 0-5 feet from the house and the second is up to 30 feet from the house.

In the first zone there should be no flammable plants or trees. In the 2nd zone we need to remove ladder fuels such as manzanita and mahogany brushes. In the fall, we need to cut back the grasses to 3 inches. You can leave leaves and pine needles around the base of the trees if it's not too high or far from the tree.

Old Business

Architectural Requests: please read the CC&R's prior to any request.

New Business

Larry Plaster proposed that the HOA hire a skunk removal service for a trial period to see if the number of skunks in the neighborhood could be reduced. A long discussion ensued. Pros and cons were discussed, including those annual dues might have to be raised if the HOA did this on a long-term basis. The issue was tabled until spring.

Please follow all street signs and obey speed limits.

Plowing the street. Need approval from County to hire a private plow company.

Della Hindman called for a motion to adjourn the meeting. It was proposed and seconded. The meeting adjourned at 3:50 pm.

