

The Meadows at Wildfire Condominium

Annual Meeting

8/27/2022

9:00 am

Crossroads Board Room

Welcome	Susan Hughes welcomed the homeowners in attendance
Introductions	<p>Susan introduced the members of the Board:</p> <p>Susan Hughes – President Melissa Westover – Vice-President Rick Allnutt – Secretary/Treasurer</p> <p>Susan also introduced:</p> <p>Mark Westover – General Contractor Gene Whannel – Real Estate Agent Lisa Whannel – Bookkeeper</p> <p>There were four homeowners in attendance who introduced themselves.</p>
Development Update	<p>Mark Westover gave an overview of the status of the construction at Wildfire. Phase 2 infrastructure will start this fall. Buildings G & H are on schedule for closings in October and November. Lead time for supplies continues to be slow with labor in short supply and permits taking longer to be approved. Punch list items for 1802 & 1836 Wildfire are also impacted by the long lead times for various materials, such as appliance doors. The Westover Construction office and Crossroads plan to switch locations in September. The gas company needs to finish their work prior to the move. Paving for the new Crossroads facility as well as around Buildings G, H & I is planned for October. Townhomes and single-family homes hope to start construction in 2023.</p>
Current Business	<p>Gene brought up that Building I sales will start this fall. Wildfire Development is working to maintain a ratio of owner occupied to Investor at 6 to 2.</p> <p>Discussion was held regarding communication between the owners.</p> <ul style="list-style-type: none">• A Community Bulletin Board will be hung in each building• The website could be set up to be more interactive. This will be reviewed by the Board.• The HOA Board will contact owners and their tenants to obtain their approval to have their names and contact information listed in a directory.

Finances

Gene reviewed the current financial position of the HOA. The Balance Sheet and Profit and Loss Statement are included with these minutes. He discussed the reserve account which is 10% of the dues.

There will be five HOA's when the project is complete.

The Meadows HOA for buildings A through I

An HOA for the townhomes

An HOA for the single-family homes

An HOA for buildings J & K

An HOA which all owners participate in, which is the Master HOA.

The Master HOA is responsible for the common areas such as the retention pond. At this time there are very few expenses for the Master HOA, but there have been insurance premiums. The Meadows HOA has loaned funds to the Master HOA for these premiums.

The budget for 2023 was reviewed. Certain items have known increases for 2023, such as Upper Thompson for sewer, this will have an 11% increase. Many of the items in the budget can not be controlled by the homeowners. However, line items such as cleaning can be. Homeowners can notify the Board if they feel the cleaning is not done often enough or is done too often. Same with trash, notify the board if the frequency of pick up is not sufficient. The Board appreciates the input of homeowners.

At some point, most likely prior to completion of the project, the management of Meadows HOA will transition to the homeowners. At that time the HOA will want to consider hiring an HOA management company. There was a suggestion to appoint a homeowner to the Board now, to make that transition a smooth one.

Questions/Comments

Addresses are not yet recognized for some deliveries, internet sites

Melissa responded that Larimer County is responsible for updating the platt, and they are also having a shortage of employees, so, they are running slow.

Exterior lighting was too bright

Susan reported that a neighbor had complained about bright exterior lighting, the lights have been replaced.

Discussion of items on decks and exterior walls

Good discussion on keeping the units nice, protecting the investment of the owners, maintaining the integrity of the development with consistency. The HOA declarations provide guidance on many items, however there will be policies added to further clarify. There are some existing concerns and Susan will be speaking directly to the owners involved.

Package delivery

The Fed-X and UPS drivers are still learning the new addresses. If you see a package and don't recognize the name, let Susan know and she will contact the owner. The new directory should help this situation.

Bear sightings

The HOA Board will get a sign for the trash about bears. The next newsletter will also have a reminder about closing the gate to the trash, and a reminder about bears.

Next HOA meeting

Meetings will be held quarterly, beginning in December 2022.

ACTION ITEMS:

Community bulletin boards

Trash – newsletter update about compacting trash & sign about bears