

**Wildflower Homeowners Association  
Minutes of Board of Directors Meeting  
June 11, 2013**

The Board of Directors met and the purpose of the meeting was to review the status of Unit 75, current work projects and discuss other items of interest to the Homeowners Association.

The Board members in attendance at 7:00: Tracie Neal, President, Terry Reimer, Treasurer, Gail Otter, Vice President, and Andy Lazzaretto, Secretary. Michael Seiffert, Director was not available.

President Tracie Neal opened the meeting and Treasurer Reimer advised the Board that previous owners of Unit 75 had moved out on May 27<sup>th</sup>. He was not certain how much was owed on the mortgage but was certain our attorney could get the number.

The Board discussed the pros and cons of renting out the property on an interim basis. The Board also discussed the outstanding mortgage, dues owed to the HOA, the cost of real estate and legal fees, how to go about finding a broker, what price to sell the unit for, the time involved, etc.

The Board agreed that clear title is needed and the HOA might have to pay for the fireplace to be remodeled to bring it up to code.

Following discussion Terry Reimer said that he would contact the mortgage holder on the property and Rick Liebersbach, HOA attorney and get more details on expediting the sale of Unit 75.

Next the Board discussed the drainage issue in the pool area and bid from Mike Beveridge to correct the problem. Terry had contacted Beveridge about the concrete drainage issue and he had provided a cost estimate.

Gail stated that Shane Galbraith, Steve Schwind and herself had met with Robert Anderson a local plumber about the issue and he did not recommend the sump pump idea that Beveridge suggested. Robert said the sump pump would freeze and create other maintenance problems. Terry stated that Beveridge said he could put heat tape around the sump pump and that would solve the freezing issue. The Board agreed to study this issue further.

The Board moved into talking about the bathroom remodels and who should do the work:

The Board discussed the options of performing work, especially whether the HOA should contract for services or try to do the work in-house as has been done in the past. Following this discussion the Board agreed that it is better to use outside contractors to do the majoring of the work for the HOA, but that Shane and Steve could oversee budgeted construction projects.

A conversation ensued on whether the bathrooms should have hinged shower doors vs. sliding doors. At the end of the discussion a majority of the Board agreed that we go with the hinged doors.

Terry brought up the idea of raising the shower heads in the showers as recommended by Dan Polis at VP construction. Gail agreed and Robert Anderson the plumber was aware of it and is going to do it.

At 8:00 PM Andy Lazzaretto said goodbye as he had to get back to his other meeting.

The Board discussed the water conservation presentation which was made at the annual budget meeting. Tracie wasn't aware of Kathy Crain's PowerPoint presentation since she was not at the budget meeting in March. Terry explained the presentation and mentioned that a copy is on the HOA website.

Apparently, some homeowners are not happy with the conservation actions being taken around Wildflower. They were not at the meeting but brought up with Shane about the lack of water and grass dying. Gail said the HOA hadn't shut off any sprinklers as per Kathy's presentation and recommendations. Shane Galbraith explained to Gail that those sprinklers were off for some unknown reason and he had not turned them off.

The Board talked about re-evaluating our options for landscaping changes. Gail said she met with Gail Mueller from Evergreen Landscaping and she had some great ideas for landscaping at Wildflower. Shane, Jennifer, Gail Otter and Gail Mueller did a walk through of the complex and Gail Mueller recommended a location at the entrance to Wildflower to do a test area. Evergreen is going to submit a cost estimate to do the work.

Terry mentioned that we would be spending some of our reserve money for the remodel of the bathrooms. The estimate is \$20,000 as per Gail's June 6<sup>th</sup> breakdown of costs and there is \$15,000 in the budget. He also said that the fence will also go over the budget, but we have excess cash to cover the cost. Gail asked if we can shift money around if we don't use all that we have budgeted. Terry explained that we can shift money around within the budget.

There being no further business the meeting was adjourned at 8:30 pm.