

Wildwood Court Management, Inc.

**June 27, 2022, 5:00
Minutes (Draft)**

Attending: Kathie Larsen (A), Rowland Aertker (B), Eileen Buckowski (C), Virginia Van Scoy and Emma Van Scoy (D), Nancy Smith (G), Anne LaPointe (H), Carlton “Skip” Soper (I), Donna Golec (KPM), Gretchen Bechta (KPM)

Skip called the meeting to order. There were seven units in attendance, with an additional unit via proxy. This comprised an 88.89% quorum. All attendees were given hard copies of the agenda, the minutes from the October 29, 2021 association meeting, and financial statements for 2021 and YTD 2022. Kathie moved to accept the October minutes, with Nan seconding that motion. The minutes were accepted with the correction that Units DEF and GHI have three, not two, panels per building.

Donna presented the 2021 and 2022 financial records and made some clarifications. She informed the group that the estate associated with Unit F remains unsettled in probate and that KPM has taken legal steps to ensure that WCM will recoup the condo fees due since last September.

Property maintenance issues were addressed. There was discussion of Clarke’s concern that the courtyard trees ultimately pose a threat to the integrity of the sidewalks and need to be removed at some point. Barring that happening anytime soon, they clearly need to be trimmed. Either of those endeavors has a significant price tag. Virginia proposed having an arborist assess the situation so that an economically sound decision could be made about whether to proceed with trimming the trees for now or to have them removed sooner rather than later. Donna advised that we form a landscaping subcommittee to look into a plan for what would happen at whatever point the trees would be removed.

There was consensus that it made sense for any tree trimming to precede gutter cleaning and for gutter cleaning to precede power washing. There was also agreement that gutter cleaning should happen twice a year. There was also agreement that the association would fund an annual cleaning of dryer vents and checking/replacing of fire alarm batteries.

It was noted that we have one proposal/bid for the privacy fence replacements. Given the expense involved in this project, the board would like to wait on some additional proposals. Eileen noted that her entrance handrail has still not been replaced. Virginia asked Donna and Gretchen to check in with Scott about this delay, since the plan had been to complete it this past spring.

Donna stated that the condition of the driveway continues to be monitored and that it is still a project for several years down the road.

There were no new volunteers who expressed an interest in joining the board, and the current board members were willing to continue in their positions. They were unanimously re-elected by all unit owners present.

The next annual meeting is tentatively scheduled for June 19, 2023.