

WILDWOOD WEST ROAD ASSOCIATION CORPORATION
BOARD MEETING MINUTES
JULY 3, 2024

Officers present: Bob Spier-Chair, Bob Bell-Road Director, Rob Martello-Vice Chair, Steve Boone-Treasurer and Karen Gifford-Secretary

Guests: Cheryl Blain, Al & Donna Gebhart, Paula Hansen, Marc Ingel, Rebecca Martello and Patti Parsons

Place: Spier Residence (12094 Mellow Pines Drive)

Time: 4 PM

Secretary

Verified there was a quorum.

Announced the meeting was being recorded.

Minutes read for April 20, 2024 & June 1, 2024.

Motion: Bob Spier

Approve annual meeting minutes (draft 3) for April 20, 2024 with no exceptions.

Second: Bob Bell

All in favor with no exceptions.

Motion: Bob Spier

Approve board meeting minutes for June 1, 2024 with no exceptions.

Second: Rob Martello

All in favor with no exceptions.

Chair

Motion: Bob Spier

Asked the board for approval to use Robert's Rules of Order Small Boards Version to conduct the meeting.

Board in favor with no exceptions.

Will post two documents referenced in a prior board meeting (June 1, 2024) to the association website:

Legal opinion from John Bilheimer (Law Offices of John Bilheimer, PC)

Legal opinion from David Mezzera PRP (Professional Registered Parliamentarian)

Directed Treasurer to reimburse Ian Garfinkel for an outstanding expense of \$105 for securing rental space to hold three meetings for the Bylaws Committee in 2023.

There are no plans for the board to make any changes to the association Bylaws at this time.

Road Director

Need to get new reflectors, orange/yellow for center of road, still have white ones to mark outside edges.

Motion: Bob Bell

Buy 48 road reflectors and more glue to secure them.

Second: Karen Gifford
All in favor no exceptions.

End of road property located at 20694 Wildwood West has a driveway that leads into 20784 Wildwood West suggested getting a load of gravel for maintenance.

This prompted a conversation concerning the Easement Grant Deed to 20784 for \$22,500 noted in A Compromise and Settlement Agreement effective October 14, 2003, handled by American Title Company in Nevada County. These two documents will be posted for future reference to the association web site.

Two companies offered bids to do roadwork on Wildwood West Drive:
Triton Construction Services & A-1 Grading & Paving.

This started a discussion about comparing wear and tear and the application of three types of road maintenance: chip seal, crack filing with seal coat, and overlay.

There was a further conversation in reference to an attachment posted along with the board meeting minutes of December 2, 2023, which was provided by a local civil engineer offering observations for the condition of Wildwood West Drive (conducted on October 10, 2023). At this time there is no further action to hire a civil engineer for an inspection.

After all the discussions, the Road Director was asked by the board to get more information before moving forward with any bid for road maintenance. Need to solidify a quote with the maximum amount of \$17,000 that was previously approved by the board in June, with the bulk of the money going to crack fill with seal coat and the remainder to chip seal. Specifics would indicate major crack filling with seal coat to prevent further damage, starting at the Croker property (20660 Wildwood West) and ending at Mellow Pines. Then from Mellow Pines back up the road towards the Smith property (20124 Wildwood West) chip seal only as far as the remaining funds will allow.

No new business.

Next Board Meeting:
October 12, 2024, at 11 AM, place to be determined.

Motion: Bob Spier
Adjourn meeting, time 5:58 PM
Second: Steve Boone
All in favor with no exceptions.

Prepared by:

Karen Gifford
Secretary

Safety is a major concern on our road to protect people, pets and property. Please control your speed and remind your visitors to do the same.