

WILDWOOD WEST ROAD ASSOCIATION CORPORATION
BOARD MEETING MINUTES
AUGUST 24, 2025

Officers Present: Richard Kaiser-Chair, JD Salyer-Vice Chair, Cheryl Blain-Treasurer, Nino Herrera-Road Director and Karen Gifford-Secretary.

Guests: Bob & Sherrye Bell, Al & Donna Gebhart, Paula Hansen, Diana Kaiser, Rebecca & Rob Martello, Patti Parsons.

Meeting at the Kaiser residence (20200 Wildwood West Drive), called to order at 4:31, being recorded and quorum of officers verified.

Subject: Status of the donation drive and road maintenance.

Richard Kaiser-Chair

Covered a brief overview of what roadwork is currently under contract with the Simpson and Simpson totaling \$25,000, for crack fill and chip seal maintenance on Wildwood West Drive. After reviewing the breakdown of all the costs for set up and clean up charged by the contractor, it was felt not enough actual roadwork would be accomplished. Doing further investigation it was also discovered the contractor could offer a better rate per foot if the contract was increased and subsequently the road would benefit by getting a larger amount of work done with that savings. The question became how to get more money allocated for the maintenance. To get the ball rolling the Chair made a personal donation in the amount of \$3,000 with three stipulations:

Money would go to roadwork.

The maintenance work would be done this year.

The Board would need to find an additional \$2,000.

The challenge was out there and all the board officers made their own personal donations. The word spread to the membership and additional contributions came in when the Treasurer sent out an email asking if anyone would like to donate. With the additional funds raised the contract could increase to \$30,000 or more and also raise the association's contingency fund. Further discussion by the board is needed at this meeting to determine the next steps to be taken.

Cheryl Blain-Treasurer

Bank balance \$29,395.96.

Check received for dues in the amount of \$360.

One property remains unpaid for dues, action underway to impose a lien.

To date \$4,500 received in donations.

Balance \$34,255.96.

Donations received 8/24/25 another \$800 and more will be coming in.

New adjusted balance \$35,055.96.

JD Salyer-Vice Chair

Taking into consideration the new adjusted bank balance of more than \$35,000 and deducting the \$22,000 still owed to Simpson & Simpson on the first contract of \$25,000 (they already received a required deposit of \$3,000) that leaves \$13,000 in the account. The purposed plan would be to use \$10,000 of that money to increase the total contract with Simpson & Simpson to \$35,000 and keep the remaining \$3,000 as a contingency fund. By adjusting the expenditure, it is possible to take advantage of a discount from Simpson & Simpson. The current rate charged per square foot is 85 cents that could drop to approximately 55 cents and it would allow them to increase the scope of work.

Nino Herrera-Road Director

The whole purpose of the association is road maintenance. It is agreed that it is passable but as the road continues up the hill the condition changes, a chart was used to illustrate how a rating system was applied to those areas of concern.

An increased contract and discount would allow more work to be done than previously discussed.

Out of the current \$25,000 contract with Simpson & Simpson was informed that about \$8,000 is used for set up and equipment that would be needed before the work scheduled could begin.

Will work to negotiate a better price per foot with the Simpson & Simpson with additional funds allocated and discuss plans to increase in the scope of work to be completed.

Dates Simpson and Simpson will be doing work:

Crack fill September 9th through the 11th.

Chip seal September 15th.

Will be sending out an e-mail to all the association members confirming work days and what to expect for travel on the road while the contractor is present. Additionally, will supply contact information for Simpson & Simpson so that any member wishing to have individual work done on their driveway can arrange it directly with them.

Motion: Cheryl Blain

To spend all the special funds donated by the association members collected between August 18, 2025 and September 9, 2025 to increase the scope of roadwork currently scheduled with Simpson & Simpson.

Second: Nino Herrera

All in favor, motion passed, no exceptions.

Motion: JD Salyer

The road maintenance expenditure previously approved by the Board on July 26, 2025, in the amount of \$25,000 will be increased to a new maximum leaving \$3,000 in our fund for contingencies.

Second: Cheryl Blain

All in favor, motion passed, no exceptions.

Motion: Richard Kaiser

Road Director Nino Herrera is authorized to contact Simpson & Simpson to arrange for additional work to be done for a new maximum amount.

Second: JD Salyer

All in favor, motion passed, no exceptions.

Motion: Cheryl Blain

The new arrangements for roadwork done by Simpson & Simpson received by the Road Director Nino Herrera will be given to the Chair Richard Kaiser to sign.

Second: JD Salyer

All in favor, motion passed, no exceptions.

Motion: Richard Kaiser

Adjourn meeting, time 5:06 PM

Second: Nino Herrera

All in favor, motion passed, no exceptions.

Next Meeting: October 25, 2025, 10 AM at the Kaiser residence (20200 Wildwood West Drive).

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.