

Wildwood Homes, Inc.
 Follow-Up/Action Item Report

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the November 20 Board of Directors Meeting
 Board Present: Tim Lord, Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Jeremy Warman CO
 Homeowners: One resident in attendance, "Jerry"
 Called to Order: 6:30 PM
 Adjourned: 7:52 PM

ASSOCIATED NOTES	RESPONSIBLE PARTY NOTES/COMMENTS/ ACTIONS	STATUS
1. Action Item Report/Recap was approved unanimously in lieu of Minutes. Agent will file in community records	Julie Schaefer	Done
2. Security Report: Officer Warman was in attendance at the meeting. <ul style="list-style-type: none"> Officer provided updates as needed. Parking issues on Chrysler are being reported at night – resident spaces being occupied. Officers will increase patrols. Report of issue with truck parking in center of Oakwood Trail lot at 6:35AM each day Sporadic issues with parking and blocking the lane on Wildwood Court – typically on weekends when residents appear to be hosting events. Kent will report to officers when this occurs and vehicles should be towed, no notice required as this is an ongoing issue. Associated units are 6923, 6913 (letters sent to both residences 11.22.24) Issue with vehicle across Georgetown Road waiting on bus = is confusing residents coming out of the man entry, requested officers advise the resident they can park there with the child to wait on the bus but need to utilize hazard lights as not to create a traffic issue. 	Shawn Anderson Jeremy Warman	Pending
3. Owner Open Session: <ul style="list-style-type: none"> Resident "Jerry" attended on behalf of his mother, owner Linda Hendren. Requested an extension to CV issues on her behalf. Board advised they will discuss in executive session and follow up. Letters for extension to resolve by 1/31/24 sent on 11/22/24 	Julie Schaefer	Done
4. Treasurers Report: The Treasurer reported at this time, notable variances were discussed. Question regarding one collection account and possible foreclosure action. Agent will inquire of status and request opinion of attorney and share with Board. Sent 11.21.22	Julie Schaefer	Done
5. The Board reviewed the proposal from Associa OnCall to repair the damaged pergola and attached rotted band board at 4933 OT.	Julie Schaefer	Done

Approved. Agent will provide approval to AOC and request scheduling ASAP.		
6. The Board reviewed a proposal from Rusty's Animal Control to install rodent stations throughout the community and to include re-baiting service every 6 months. The Board declined at this time due to cost.	Julie Schaefer	Done
7. Review and discussion of extension of the AOC time block at a discounted rate into 2026. The Board agreed to the extension with the caveat that the HOA be permitted to reduce techs, reduce visits, or stop/pause the time block due to budgetary constraints being created by the increased cost of insurance. Agent will provide to AOC and CASI leadership.	Julie Schaefer	Done
8. The Agent has inquired with AOC is the map provided by Tim Lord regarding roof style replacement is accurate and if the estimates include use of a 3-tab or dimensional shingle. *Sent on 11.19 and requested update on 11.22	Julie Schaefer	*Done
9. The Board discussed covenant related issues in executive session, agent will send follow up communication to owner	Julie Schaefer	Done
10. Discussion of the recent vehicle accident on Georgetown Road that destroyed the sign on the "exit" side and caused damage to landscaping. Agent has requested BLC inspect the shrubs and bed in that area for needed repairs. Agent will contact Progressive insurance (vehicle owner). Info from officers: The Indiana Crash report number is IP24111800000384 Driver Medoune Al Habib Gaye Vehicle owner Mouhamed Gaye Progressive Insurance	Julie Schaefer	*Pending
11. It was noted that the Association has a CD Set to mature in early December – Agent will provide directive to cash the CD and place funds in the reserve account upon maturity. Agent will also provide current rates to the Board at the December meeting for consideration of reinvestment of all or a portion of those funds. *Directive given to cash upon maturity and deposit to reserve account to avoid potential roll-over. New rate info is pending.	Julie Schaefer	*Pending
12. Next Board Meeting: January 15, 2025 Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date
