

Wildwood Homeowners' Association Minutes—August 19, 2015

Present: Neal Emerick, Ryan Goss, Tim Lord, Carla Mitchell, Kent Schwob, Anita Simmons

Joyce Harlow – CASI Julie Schaefer –CASI (replacing Joyce in future)

Jeremy Madriz -- Security (Jerry on vacation)

The Board honored Joyce with a "surprise party" as she prepares to leave Indiana. Other Board members were invited – Shelia Harris was in attendance.

Jeremy reported on a robbery of a delivery person at [REDACTED]. Kids may be hanging out at an empty unit.

Ryan made the motion to accept the minutes and Neal seconded it. The motion passed.

There are four properties that CASI has forwarded to Steve for legal action. Ryan will confirm them in an email to us.

Financials -- We presently have 2 Reserve accounts. They are to be consolidated into one account. There is currently only 1 signature officially to used for documents. Joyce recommended that we check with bank to see about adding another signature.

A resident is complaining about the drain at their dumpster. The Board is aware of the problem and had voted to clean and repair, if necessary, drains at several of the dumpsters. After discussion about the expense, it was decided to do the "worst" one first and see if after a rain that helped. If so, others will be done. The Clubhouse was flooded recently and repairs were made. Another resident has bees outside of her unit which will be addressed. Another resident asked if trees will be replaced for the ones recently removed. Ryan's opinion was to do some replacement but be careful which trees are planted.

Another resident appeared to request we not remove a tree near his unit. We informed him that the tree in question has to come down – removing branches won't be the answer. It is causing plumbing problems with roots. Ryan made a motion about removal of the two trees in question and Carla seconded it, but after discussion, it was tabled. The Board will get two bids – one for 2 trees to be removed now and another bid for 1 tree removal now and 1 next year.

There were no ACRs . Our insurance with Travelers Insurance for common property is to be changed. Kent made the motion and Neal seconded it to authorize Joyce to bring the new company plan to us at the next meeting.

Kent emphasized our need for new Board members. Joyce has given us a list of homeowners who are current with their maintenance fees. We need to look seriously at ways to approach them to serve on the Board. It will take a lot of leg work, he believes.

Tim brought an update on the website. First the domain name we chose isn't available. He gave us other choices and we selected www.livinginwildwood.com

The motion to adjourn was made by Ryan and seconded by Neal. The motion passed.

Submitted by

Anita Simmons, Secretary

09/14/2015