

Wildwood Meeting Minutes

September 15, 2015

Board Present: Neal Emerick, Ryan Goss, Tim Lord, Carla Molina

Board Absent: Kent Schwob, Anita Simmons

Other Attendees: ██████████, Homeowner

Jerry & Jeremy Report:

██████ door has been fixed. Jerry will start checking up on the home to be sure they don't get in it again.

Last month, across from ████████ there was an issue with kids going in and out of unit.

Ryan: Delinquent issue with ████████. She said that she will be getting help from an organization to help pay what is pass due. It was brought up by Neal if we should give her a bill of how much she is behind. Ryan says that he would shoot the attorney an email regarding the bill.

██████ Oakwood Drive account ██████████. The house was put up for sheriff sale in March of 2015 but was canceled.

Julie asked Ron to review accounts to see if we could write some of them off. Ryan asked Julie not to write off # ██████████. The last payment was sent August 21, 2015. Tim brought up that we should not write off the property because it makes us look bad on paper.

It was decided that Julie would ask Karla and Ron if it would be better to look at writing off monthly of by months so that is shows better on records. It was also decided that ████████ account should be the first wrote-off.

Neal made a motion to write ██████████ debt off, Ryan seconded the motion, account ██████████ in the amount of \$11,445.07.

Tim suggested that we get a letter of release from our attorney for account ██████████.

Ryan made a motion to go with the tree removal bid. Tim seconded it. The motion passed.

Neal suggested that we get a copy of the current clubhouse rental bylaws to see if we should still allow last minute rentals. We agree to look it over and talk about it at the next meeting.

Ryan suggested that we go with the bid from US Lawns for landscaping. Tim suggested that we might want to go with Fishers since the price is cheaper if paid in advance.

Ryan made a motion that we accept US Lawns bid for landscaping and bushes. \$21,300.00. Tim seconded. Tabled AOC bid for snow.

Tim went over the proposed budget for next year. Julie suggested lumping some items on the budget into one code. We also discussed changing the way we record unit losses. Neal suggested that we start putting money into the reserve account to do special projects instead of using money for general fund. We discussed the cost of signs. Julie will get new bids.

Ryan made the motion that we accept the next year budget as is, Neal seconded it.

Tim asked for ground rules on what should be put on the website and what should not be. It was discussed that names, addresses and personal information be kept off the site. Ryan suggested that we add community rules that we could post on the website. Tim suggested adding a list of goals.

Ryan asked Julie to look into finding someone who could come into the clubhouse once a month to clean.

Neal suggested that we end the meeting, we were all happy to but [REDACTED] had something to add: She felt that it was good that homeowners fees didn't go up with the new budget but was worried about emergency, and not having money in the reserve to cover it because the fees didn't go up. She wanted new contact information from the property manager and Ryan made a motion to end the meeting, Carla seconded it.

Meeting ended at 8:20 PM.