

Wildwood Homeowners' Association Minutes – October 21, 2015

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

Absent: Carla Mitchell

Julie Schaeffer – CASI Jerry Salluom and Jeremy Madriz --- Security

Jerry reported that the unit at [REDACTED] (?) is boarded up. The unit at [REDACTED] has been sold to an investment company. It had a lien and back taxes of \$1,475 is owed. After much discussion Kent volunteered to be the contact for CASI for calls about property. He will call others for any information and decisions that are necessary. Ryan will not make decisions unilaterally (except in real emergencies).

The minutes were approved with corrections. [REDACTED] appeared at the meeting asking the Board to take action on a unit. It appears that a window is broken.

The property at [REDACTED] -- We are advised to foreclose on this one. Ryan made the motion to foreclose and Neal seconded it. The motion passed. The unit at [REDACTED] -- advice was to write off the amount. The unit at [REDACTED] also should be foreclosed. Ryan made the motion and Neal seconded it. The motion passed. The unit at [REDACTED] -- the advice was to foreclose. (Kent polled 5 of the Board members about both [REDACTED] and 6911 Chrysler and the decision was unanimous).

The budget for 2016 was presented . The bid for snow removal by US Lawns was accepted. The amount of snow on the ground should be 3 inches or more. Kent made the motion to accept the bid of about \$16,000 and Neal seconded it. The motion passed.

Property at [REDACTED] -- work needs to be done by Rocklane (vendor used for siding etc.) We decided to make guidelines for this type of repair. Ryan made the motion that If the repair is under \$500 no Board authorization is needed. However if it would be \$1,000 the Board needs to approve. Neal seconded the motion and it passed.

The drains at the dumpsters need to be fixed. The cost is \$3,500 each. Ryan made the motion to fix the drain on the south side of [REDACTED]. Neal seconded it. The motion passed.

Two projects were tabled : Ryan made the motions and Neal seconded them – tabled were a decision about signs and the Clubhouse. The motions carried.

The Reserve account was discussed. Because our checking account has over \$8,000 in it the decision was made to transfer \$2,000 to the Reserve account. Tim made the motion and Neal seconded it, The motion passed.

Julie presented a cover letter to go to homeowners with the budget etc. We made a couple of corrections. We asked her to add a sentence informing the homeowners that the Annual meeting would be held on Feb. 17, 2016. Ryan made the motion and Kent seconded it. The motion passed. She was directed to remove the sentence about visiting the website as it is not functioning well at this time. A sentence should be added in the last paragraph to state that those who serve on the Board are volunteers.

Tim asked that the invoices from CASI have the addresses where the work was done. He also noted that the water bill was high—Julie will check it out.

The December meeting will be held on Dec. 16 – possibly at a restaurant. The decision will be made at the November meeting.

The meeting was adjourned by consensus.

Submitted by

Anita Simmons, Secretary

11/18/2015