

Wildwood Homeowners' Association Minutes – January 20, 2016

Present; Neal Emerick, Tim Lord, Carla Mitchell, Kent Schwob, Anita Simmons

Ryan Goss as guest. Julie Schaefer – CASI Jerry Salluom, Jeremy Madriz – Security

A pizza "party" was enjoyed by all in thanks to Ryan Goss for his services to the Wildwood Community as President. The meeting began at 7:20 p.m.

Security report – some complaints about cars and parking. The unoccupied units have been secured. The hole in the fence continues to be a problem. It is Covered Bridge Apartments responsibility and Julie will call them again.

Wildwood's Annual meeting will be held on February 17, 2016, at 6:30 p in the Club House. Julie was asked to send the notices out 3 weeks before the meeting. The regular meeting will follow. She will research the Board members' terms to see whose is up and whether they are willing to be elected again. We have 2 open positions presently. The Board must make more of an effort to find new members.

The minutes for November and December were read. Tim made the motion to accept both minutes and Carla seconded it. The motion passed.

Decisions about what to do about snow removal and other property maintenance issues were discussed. Anita will, in conjunction with Julie, make the snow removal call. Tim will make the property management decisions in conjunction with Julie. Kent will be the backup for him.

Carla has consented to be the person who checks the Clubhouse when it is rented. There may be times she is unavailable so another person may have to assist.

The winter newsletter will be sent with the Annual meeting notices. This will be the final print copy. In the future those not having email addresses will be mailed a print copy. The Board wishes to thank Shelia Harris for all of her hard work on preparing the newsletters.

Finances: Tim had several questions. Where does the \$7200 we received from the settlement of a property show? The Reserve Fund ---A motion was made by Tim and seconded by Kent to deposit \$2,184 monthly provided the operating funds are at least \$10,000 after the funds would be deposited. The motion passed.

A proposal from a homeowner to pay \$25/month on her delinquencies was rejected by the Board. Tim made the motion and Carla seconded it. Motion passed.

Maintenance and Repairs – Julie reported that an estimate to repair and secure the door at the Club House that adjoined the swimming pool will be \$1,700. After much discussion and the request for more details, the Board tabled this project.

The proposal to soft wash the buildings was submitted to cost about \$9,000. Tim made the suggestion that we do 1/3 of the buildings at a time. No decision made.

The Board discussed Tim's "goals" for the Board. They will continue to be discussed at the meetings.

The meeting was adjourned.

Submitted by



Anita Simmons, Secretary

2/15/2016

