

Wildwood Homeowners' Association Minutes – March 16, 2016

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

Absent: Carla Mitchell

CASI – Julie Schaefer Security – Jeremy Madriz

Jeremy had no major problems to report. Still checking on units to be sure they are secure.

Our attorney reported he settled with homeowner at [REDACTED] for \$300. This was reduced after the fire. The investigation is still on-going. Repairs for [REDACTED] are continuing.

The minutes from February meeting were approved.

Tim talked with Ron (CASI) about the account # [REDACTED] for a possible write-off. Kent made the motion to write off \$13,652.52 and Tim seconded it. The motion passed.

Tim shared his questions and ideas on financials. After discussion with CASI and the Board, it was decided at this time not do any more write-offs.

Tim has made a plan for the Clubhouse furnishings – how it is supposed to be arranged after any rental. We accepted Tim's plan and a copy will be posted in the Clubhouse and a copy with our minutes.

We prioritized the repairs to the storage sheds at the units. On the list #2 will be the first set of sheds to be done. The Board asked Julie to see if we could get a discount on the repairs if we did other units at the same time. We suggested that #5 and #6 be done (sets) and if possible #3 and #4 (sets).

Soft washing of the buildings was discussed. If we have CASI (using their water) do 8 buildings, we will get a discount of \$2,500. We agreed to authorize Julie to go ahead with this.

Julie was asked to have the red mulch (front of Clubhouse) replaced by brown – the cost will be \$525. Gutter cleaning – cost \$2,400 – discount possible? Drain #7 – cost \$3,500.

Kent made the motion that we go ahead with all of the above proposals (storage sheds, gutters, soft washing of buildings selected, drain and mulch) with the caveat being the discounts. Tim seconded the motion. The motion passed.

The goals Tim has outlined (10 of them) will be done as time and money allows. When a goal is finished, a new one will be added (Tim will keep us posted). Tim questioned the cost of new keys at \$81. (Clubhouse)

The meeting was adjourned.

Submitted by

[Faint, illegible text]

Anita Simmons, Secretary

4/19/2016

Paul Emerick
Lin Lord
Kent Schward
Alan
Anita Simmons