

Wildwood Homeowners' Association Minutes – April 20, 2016

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

CASI – Julie Schaefer Security – Jerry Salluom, Jeremy Madriz

Jerry reported no new problems. Empty units are being especially watched -- concern with some parking problems.

The minutes were okayed with one correction.

This is Neal's last meeting due to having sold his unit. The Board thanked him for his leadership and wished him well.

Tim is concerned about the invoices from vendors. He believes there should be closer attention to work done. After discussion, Kent made a motion and Anita seconded it to use a "release system" for all payments. We should have a right to refuse payment of an invoice if the work is not completed or not satisfactory. We will appoint a member of the Board to be the "release" person. The motion passed. Tim consented to be the "release" person for the Board.

A waiver that certifies compliance of vendors for any work to be done was given for Jerry and Jeremy. It was signed by Neal.

The lien was put on property at [REDACTED]. Kent signed the form.

Update on the pool lawsuit. Tim asked for more detailed account on the history and status. Kent and Julie will contact Steve.

Siding for [REDACTED] had been approved. Discussion determined that if a homeowner has not given permission for work to be done, the vendor has the right to move on to the next project. Tim made the motion and Kent seconded it that a homeowner may be liable for any delay or uncompleted work. (this was noted to be a problem especially when permission for soft washing a unit was not available) The motion passed.

Tree replacement was requested by 2 homeowners for trees removed earlier by the Association. Trees to be purchased would cost \$830. The Board's concern was how many times were we going to replace trees that had been damaged or torn down by others. After much discussion, Tim made the motion that the Board replace these two trees under the condition that the homeowners know they are responsible for any watering and other care and that the Board will not continue to replace those trees. Anita seconded the motion. It passed.

The signs for the Association entrances are still being worked on. Any decisions were tabled

We have one drain to be done -- #6. The work is tabled at this point depending on finances.

The bid for Mudjackers to repair certain parts of sidewalks has been received. The decision was tabled for this month. It was noted that the unit at [REDACTED] has been sold.

Tim's notes were discussed with appreciation for his continued analysis and suggestions.

The meeting was adjourned.

Submitted by

Anita Simmons, Secretary

5/16/2016