

Wildwood Homeowners' Association Minutes – May 18, 2016

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

ASSOCI -- Julie Schaefer Security: Jerry Salluom, Jeremy Madriz

Jeremy advised us he is setting up an email account.

A resident present brought to our attention the continuing problem she has with [REDACTED]. She says there are too many people in the unit and it is not being taken care of by the owner. A trail is being used by many – if the unit is not kept up, can the Board of Health be called. Julie has sent a letter to the owner. The Board asked Tim to talk with the owner. Kent made a motion and Tim seconded it to follow our stated procedures and it might possibly lead to remediation. It may be up to the attorney and resident. Jerry will keep an eye on the unit.

The April minutes were read and approved. Tim asked for more detailed information about the pool suit. Was \$3,000 paid to the first vendor? Are there illegal liens on any units as was threatened by the vendor. Julie will send him a complete history of the suit. A hearing is set for May 31 on the suit. Julie will let us know about the judgment. If we need to talk with the attorney, how much will he charge to come to our meeting?

Julie asked if we wanted to okay the paying of the property tax or should she just pay it. We asked her to pay it in October.

Tim thinks the release procedures for invoices will be satisfactory. However Julie believes we need a second person who can give the release if Tim is unavailable for any reason. Carla consented to be the second person but only in emergency situations.

The problem of illegal dumping on the property on west Georgetown Road is becoming more serious. We will get at least 1 set of signs (free) to post as no illegal dumping.

The unit at [REDACTED] – siding was not properly installed at the meter box. IPL says an electrician will have to put in new wiring. How much will that cost? Also Rockland Siding will be asked to repair/ or replace any siding problems and perhaps may need to bear the cost of any new electrical wiring.

Julie asked if the Board would change the meeting date for July to the 21st (Thursday) due to conflicts she has that month. The Board agreed to do this.

The signs for Wildwood property are still in process. We have two options: we would like them to be black with gold –white block letters. (tree will be on the side of the sign) The cost will be between \$3500 and \$4400 each. They will be installed using concrete footers and be portable so as make movement feasible if necessary for road widening. Tim will check about the need for permit – just one or one for each sign and what the setbacks will be. We would like to see the signs as oval in shape. Julie will email us the two options so we can choose.

James will be scheduling the pruning as per our contract.

Drain #6 is the only one not done now. The cost is \$3,500. Tim made the motion and Kent seconded it to go ahead with the drain. The motion passed.

Any work on the storage sheds, soft washing of buildings and repairing sidewalks was tabled due to continuing financial concerns.

Unit [REDACTED] is now complete and listed for sale. Unit [REDACTED] is still in the negotiation stage with the insurance company.

The meeting was adjourned.

Submitted by

Anita Simmons, Secretary

6/12/2016