

Wildwood Homes, Inc. Follow-Up/Action Item Report

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Date: 11/23/20
 Subject: Recap of the 11/18/20 Board of Directors Meeting
 Board Present: Tim Lord, Kent Schwob
 Board Absent: Anita Simmons
 Attendees: Julie Schaefer, CAM; Jeremy Madriz, Wildwood Courtesy Officer
 Homeowners: None
 Called to Order: 6:30 p.m. (After Security Report)
 Adjourned: 7:45 p.m.

ASSOCIATED NOTES	RESPONSIBLE PARTY NOTES/COMMENTS/A CTIONS	STATUS
1. Action Item Report/Recap was approved unanimously in lieu of Minutes for the previous meeting. Agent will file in community records.	Julie Schaefer	Done
2. Jeremy provided the monthly security report. The shooting that took place on Oakwood Trail was discussed and what little bit of information was known. IMPD NW investigation is still open concerning the matter. Repairs have been completed to the buildings damaged.	N/A	N/A
3. The October 2020 Financial Statement was discussed. -The Treasurer presented his report at this time. -The Board agreed to transfer any year end surplus to reserves, Agent will review/monitor in December so that Board can select the amount they would like transferred. Treasurer presented questions concerning a few collection accounts – agent will send to Ron for updates.	Julie Schaefer Send BOD updated cover letter	Done
4. Review of 2021 contracts: BLC contract approved with same invoicing (pay per service, not installments). Agent will send executed contract to BLC. *AOC Time Block contract – current contract will expire on 12/31/20. AOC has agreed to remove the freeze and cancellation policies from their 2021 time block contract if the Board would like to sign again	Julie Schaefer	Done
5. The Board discussed ongoing issues with Flock Safety Camera. The Board voted to terminate the agreement with Flock immediately. Agent will send notice of cancellation.	Julie Schaefer Sent via USPS and email on 11/23/20	Pending*
6. Board discussed recent issues with dog chained to front porch	Julie Schaefer	Done

column which damaged the structure. AOC inspected and took photos of the column/area. After discussion the Board agreed the owner should pay for the repairs to the column that were caused from the dog – the Association will pay to replace the rotted wood trim/band board. Agent to communicate to owner/property manager and write work order. Agent also communicated to owner and manager that the tenant is still tethering the dog outdoors, but now to the fence post – there is also an excessive amount of feces in the common area. Property manager stated they are in the process of evicting this tenant.		
7. The Board discussed the damaged fence between Wildwood Homes and Covered Bridge Apartments. Tim has reported to the City of Indianapolis but without additional documentation the City cannot force the apartment complex to make repairs.	N/A	N/A
8. The Board reviewed and discussed possible dumpster enclosure styles to consider for renovations. Agent to reach out to K&K Fence (installer of existing) to inquire about the most common or most successful application/style. Of styles reviewed, the Board preferred #1 with a walk opening similar to that in #2. Agent will follow up with K&K Fence. *Spoke with rep at K&K Fence – he is working on proposals and will have suggestions and associated pricing to Agent before year end.	Julie Schaefer	Pending*
9. The Board discussed updates to the clubhouse kitchen renovation. Renovations to the clubhouse kitchen area and painting is now complete.	Julie Schaefer/Kent Schwob	Done
10. The Board discussed updates on possible Capital Projects for 2021. Item of specific interest are as following: Concrete (Replacement, grinding, mud jacking) Agent will call Howells Slab Jacking that Tim shared info on Shed replacements Porch support post painting *Agent has spoken with AOC for updates on outstanding items – will send follow up and reach out to additional vendors if no bids are provided.	Awaiting updates on all projects mentioned – all out for updated pricing/bids.	Ongoing*
11. Follow up on Satellite dish communications with Attorney and send to Tim.	Julie Schaefer	Done
12. Next Board Meeting: December 16, 2020 6:30 PM	ALL	Ongoing

Board of Directors

Date

