

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Date: 5/6/21
 Subject: Recap of the 4/28/21 Board of Directors Meeting
 Board Present: Tim Lord, Anita Simmons, Kent Schwob
 Board Absent: None
 Attendees: Julie Schaefer, CAM; Jeremy Madriz, Wildwood CO
 Homeowners: None
 Called to Order: 7:03 PM (after security report)
 Adjourned: 8:22 PM

| ASSOCIATED NOTES | RESPONSIBLE PARTY NOTES/COMMENTS/ ACTIONS | STATUS |
|--|---|---------|
| 1. Action Item Report/Recap was approved unanimously in lieu of Minutes for the previous meeting – Agent will hold for signatures at next in-person meeting. Agent will file in community records. | Julie Schaefer | Done |
| 2. Jeremy provided the monthly security report. Issues with parking on the yellow curb, blocking vehicles, and visitors parking in assigned spaces has been an issue on Oakwood Trail (Ct closest to Georgetown Rd). Jeremy has spoken with offenders and will begin ticketing and towing. Discussion concerning unit where shooting took place, Jeremy spoke with the son of owner who indicated they are working to evict the residents but will follow up for more details concerning Health Department issues. | N/A | N/A |
| 3. The March 2021 Financial Statement was discussed. -The Treasurer presented his report at this time. | N/A | N/A |
| 4. The Board reviewed the proposal from K&K Fence Company to renovate the dumpster enclosures throughout the community. After discussion the Board voted unanimously to approve the proposal for all enclosures using cedar material. Agent will provide approval to contractor ASAP as proposals are only good for a short period of time. *K&K will advise when material is in and job is scheduled, Agent requested work be done on days when trash removal/pick up is not scheduled (Tues, Thurs). | Julie Schaefer | Done |
| 5. The Board discussed the shed assessment, Agent and Tim will review the list upon conducting the walkthrough to determine the units with the greatest need for repairs. | Julie Schaefer | Pending |
| 6. Brief discussion concerning the first draft of the Association's Reserve Study. The Board will conduct a more thorough review and bring questions to the next meeting. Current items discussed | ALL | Pending |

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| <p>for more information:</p> <ul style="list-style-type: none"> - Why is "Building Exterior" so high – what does this component include? - Where are shed replacements accounted for? - What is the true timeline/horizon for the Board to consider, 5, 10, 15, 20 years? <ul style="list-style-type: none"> • Note the following items/provide info to Reserve Specialist: <ul style="list-style-type: none"> -Asphalt on Wildwood Ct is approx. 15 years old -Roofing is approximately 13 years old -Siding is complete and was previously phased over 20-year period | | |
| <p>7. Maintenance items to follow up on:</p> <ul style="list-style-type: none"> - BLC, weeds in parking areas and curbs are bad – being treated? *BLC invoiced for and reported the asphalt areas are being treated, may take some time to take affect - 4951 OT – Gutter/Downspout missing over front porch area – place work order. *WO placed - 4961 OT – Have roofing checked as there was an issue with possible mold on the interior bathroom ceiling - Have maintenance check the leaf guard system to see if working at clubhouse. *Will do at inspection - Request BLC arrange jetting dumpster drains in the next few months. *Requested price - Report pot holes on Oakwood Trail. Attempted to report on Request Indy, still calling Oakwood Trail a private street on the website. Reported the end of Coffman Rd and Georgetown, hopefully they will find it. | Julie Schaefer | *Done |
| <p>8. Ongoing Capital Projects. Agent will seek updates and new bids from additional vendors as needed: Tree work, One bid received (additional requested, seasonal) Concrete (Replacement, grinding, mud jacking) Requested, seasonal</p> | | Ongoing |
| <p>9. Follow up with Attorney concerning his review of the Wildwood Handbook again before next meeting (Agent was assured it would be complete no later than April 30).</p> | Julie Schaefer | Done |
| <p>10. Next Board Meeting: May 19, 2021, 6:30 PM Location: Wildwood Clubhouse</p> | ALL | Ongoing |

Board of Directors

Date

