

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

To: Wildwood Homes Board of Directors  
 From: Julie Schaefer, Community Manager  
 Date: 5/24/21  
 Subject: Recap of the 5/19/21 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: 6:40 PM (after security report)  
 Adjourned: 8:20 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. Vehicle and parking issues noted on the recent walkthrough inspection were reported to Jeremy and discussed.	N/A	N/A
3. The April 2021 Financial Statement was discussed. -The Treasurer presented his report at this time.	N/A	N/A
4. The Board reviewed and discussed the proposal from Mulhaupts for installation of cameras on the exterior of the clubhouse. The Board had several questions concerning the video resolution, installation locations, etc. and would like to meet with a Rep from Mulhaupts at their next meeting. Agent will contact sales rep and request more info and attendance at the next meeting. *Rod Sheeks, Sales Rep for Mulhaupts will attend.  Internet Service was also discussed, Agent will reach out to Comcast/Xfinity to inquire about service. Inquire if service could be offered at no charge in lieu of quarterly percentage dividends.	Julie Schaefer	*Pending
5. Steve Earnhart provided his analysis of the Wildwood Homes Handbook. The Board discussed a few items of concern – one being the apparent fence discrepancy, the other being the information concerning the late fee. The Board would like to know if the late interest is 6% of the fee or 6% of the total. Aside from those few items the Board agreed the Handbook looked good aside from general formatting and font issues – Tim will review and correct/adjust as time permits. Agent will communicate with attorney concerning fencing and late interest questions. *Questions sent to Earnhart 5/24/21	Tim Lord Julie Schaefer	Pending
6. The Board reviewed and discussed the recent walkthrough inspection report maintenance items for Oakwood Trail, Georgetown Rd, and	All	Pending

<p>Chrysler. Two remaining buildings on Oakwood Trail and Wildwood Ct are scheduled for inspection on 5/26 (Julie, Tim, AOC)</p> <ul style="list-style-type: none"> <li>- Items to be composed into a spreadsheet so that the Board can review and prioritize. The Board would then permit a time block contract with weekly or bi-weekly visits depending upon the number of items to be complete and funds available. Agent will discuss with AOC and request the list be composed ASAP for review so that the repairs can begin. *Request sent to AOC</li> <li>- Kent will check shutters to determine if cleaning is an solution to remove the haze over full replacement. Will report back his findings.</li> </ul>		
<p>7. Discussion concerning the most recent draft of the Association's Reserve Study. The Board discussed the most recent update and additional items to share with the Specialist, along inquire if he can attend the July meeting. *Sent updated info below and inquiry for July meeting</p> <ul style="list-style-type: none"> <li>- Correct number of dumpster enclosures, 9 total</li> <li>- Verify age of signs and share info (2017)</li> <li>- Remove the component for building light fixtures (owners are responsible)</li> <li>- Number of sheds listed for maintenance needs to be increased/more frequent</li> <li>- Remove foundations/footings – not HOA</li> <li>- Remove painting garage doors – not HOA <ul style="list-style-type: none"> <li>• Note the following items – inquire with Rocklane regarding roofing and siding *Sent email to Rocklane</li> </ul> </li> </ul>	Julie Schaefer	*Done
<p>8. Maintenance items to follow up on:</p> <ul style="list-style-type: none"> <li>- The Board reviewed and approved a proposal from AOC to repair the rotted wood on the shed located at 4957 Oakwood Trail along with additional needed repairs.</li> <li>- Request BLC arrange jetting dumpster drains now</li> <li>- 4927 OT – Tim will confirm, but will likely need to have exterior exterminated once again</li> </ul>	Julie Schaefer	*Done
<p>9. Follow up with Hope Plumbing on pricing for sewer camera inspections and repairs. \$98 drain cleaning service, complimentary camera inspection (or \$225 stand-alone price for camera) (Kara) 317-900-4513. All services must be paid for upon completion – no invoicing or commercial billing available. Discuss with Board at next meeting</p>	Julie Schaefer Kent Schwob	
<p>10. 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>11. Next Board Meeting: June 16, 2021, 6:30 PM Location: Wildwood Clubhouse</p>	ALL	Ongoing

Board of Directors

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Date

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