

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

To: Wildwood Homes Board of Directors  
 From: Julie Schaefer, Community Manager  
 Date: 8/21/21  
 Subject: Recap of the 8/15/21 Board of Directors Meeting  
 Board Present: Tim Lord, Kent Schwob, Anita Simmons  
 Board Absent: None  
 Attendees: Julie Schaefer, CAM; Jeremy Madriz, Wildwood CO  
 Homeowners: None  
 Called to Order: 7:04 PM  
 Adjourned: 8:09 PM

ASSOCIATED NOTES	RESPONSIBLE PARTY NOTES/COMMENTS/ ACTIONS	STATUS
1. Action Item Report/Recap was approved unanimously in lieu of Minutes. Agent will file in community records	Julie Schaefer	Done
2. Jeremy provided security report – several items were discussed. Theft from vehicles has been reported throughout the community in recent weeks – Jeremy plans to knock on doors to inform owners to lock vehicles that are parked outside. A fight between two individuals was reported on Chrysler – one person was arrested. Board reported resident at WW Ct who continues to park on patio slab – Jeremy will go over to discuss with resident. Agent will send letter. Street parking of trailers on Oakwood Trail has become an issue with visibility of passing vehicles and traffic. Also posing a problem with parking as many visitors typically park along Oakwood Trail. Can also be an issue for the clubhouse if residents rent clubhouse, will have no location to park.  Board discussed attorney response regarding vandalism at the clubhouse. Would like to know if the expenses can be divided between the unit owners where the kids who caused damage reside, and charged to owners accounts? Agent will inquire with attorney.	Julie Schaefer Jeremy Madriz	Done
3. The August 2021 Financial Statement was discussed. The Treasurer presented his report at this time. Questions concerning two delinquent accounts and status, Agent will communicate with CASI Collections and attorney for recommendations:  00250-9965 – Should HOA file lien at this time? <b><i>“Let's not spend the money yet. I find no court cases against her anywhere. She is a new owner. We just got our judgment in August. Let's get her pro supped. If she doesn't show for that, or at least contact us, then maybe we hit a little harder. – SA”</i></b>	Julie Schaefer	*Done

<p>00223-0137 – Should HOA file lien at this time or pursue further due to pending tax sale status?</p> <p><b><i>“I’m not particularly worried about them. They do not seem to be good about paying bills, but they appear to have the money. Every year they wind up in here, and every year they pay in full. They own a chain of gas stations. They have a nice house down in Southport too. They look like they acquired title by “warranty Deed”...but there is a small mortgage on it (\$28k back in 1991). It is set for sale next month, but they only owe \$3200. After the sale there is a one year redemption period. We can record our lien if it looks like they are not going to pay us, and we can file a claim for the overage from the tax sale (and I assume there will be one). We might have to wait a bit, but the interest meter is running and we should be paid in full.” – SA</i></b></p> <p>*Julie will review report in detail again before next meeting for details of DUE TO/FROM items.</p>		
<p>4. The Board reviewed and discussed the revised proposal from Mulhaupts – cost for cloud storage is \$22/mo per camera. MP of cameras in this proposal is lower than previous – Board decided to decline this proposal.</p> <p>5. Agent received information regarding another company 24/7Security.us – they have rsvp’d to attend the upcoming CASI Open House (Agent will send a copy of the invite to Board Members). Agent will reach out to vendor for more information regarding services and possible proposal.</p> <p>Internet Service will remain pending upon the Board’s decision on security equipment.</p>	Julie Schaefer	Pending
<p>6. Tim Lord provided a draft of the 2022 Wildwood Homes Budget. After discussion and review the Board approved the 2022 Budget unanimously.</p> <p>The Association fee will increase a total of \$5 per unit/per month. \$157 unit/om allocated to General Operating, \$16 unit/mo allocated to Reserve.</p> <p>Agent will enter budget into system and draft associated distribution documents for Board review/addition/revision at the next meeting then process for distribution.</p>	Julie Schaefer	Pending
<p>7. Additional items to follow up on in coming months/no set timeline:</p> <ul style="list-style-type: none"> <li>- Time Block: Monitoring Ongoing until complete</li> <li>- Potential reopening of the Clubhouse: Pending/Open discussion *Tabled discussion until October 2021</li> <li>- Clubhouse windows installation is still delayed, Tim will provide updates as needed.</li> <li>- Clubhouse Coach lights staying on 24/7 – Agent will write work order to inspect/repair *Done</li> </ul>	Julie Schaefer	Pending
<p>8. The Wildwood Handbook has been ordered (copies) – Tim will deliver to the clubhouse once they arrive. Agent has submitted reimbursement, will check on status for Treasurer. Tim will also purchase envelopes and labels to mail handbooks, will send receipt and</p>	Julie Schaefer Tim Lord	Done

agent will submit for reimbursement. Once ready, Tim will deliver the stuffed and labeled envelopes to CASI for mailing.		
9. Ongoing Capital Projects. Agent will seek updates and new bids from additional vendors as needed: Concrete (Replacement, grinding, mud jacking) Painting – use of Legacy’s Assessment to obtain additional proposals Shed replacements	Julie Schaefer	Ongoing
10. Next Board Meeting: October 20, 2021, 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

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Date

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