

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Date: 10/21/21
 Subject: Recap of the 10/20/21 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: 6:31 PM
 Adjourned: 8:02 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
<p>2. Jeremy provided security report – several items were discussed. Theft from vehicles has appeared to cease, Jeremy has increased patrols. Trailer parking was discussed at length – if parked for more than 3 days can be tagged and towed (on City streets). Can be towed for unauthorized parking on private property or if inoperable for more than 3 weeks can be towed by City ordinance (on private property).</p> <p>Jeremy will inspect community for vehicles with expired plates and tag accordingly.</p> <p>Agent will follow up again with attorney regarding question of Wildwood being allowed to adopt parking rules</p> <p>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.</p>	Julie Schaefer Jeremy Madriz	Ongoing
<p>3. The September 2021 Financial Statement was discussed. The Treasurer presented his report at this time.</p> <p>Questions concerning three delinquent accounts and status, Agent will communicate with CASI Collections and attorney for more information and share with the Board.</p> <p>-Jeremy White/ROC – Board still wants an update, anything—they are stumped as to the silence on this. <i>[Ron Finin] Steve told me on the phone the debt is not getting any bigger. If ROC tries to sell the lien will show up.</i></p>	Julie Schaefer	*Done

<p>Jackson – Notes say wait until Prosupped, that was about a month ago – any updates? Board wants better explanation of the notes and what that means, they are concerned that the owner hasn't paid since she moved in, she is living there (or someone is) at the unit. Should they put a lien on it? <i>[Ron Finin] 9/22/21 Earnhart's email rf</i> <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.</i> <i>9/27/21 rec;d atty inv#122445 in the amt of \$123.00 for NOC added charges and sent to strongroom tn</i> <i>No date of a pro sup yet.</i></p> <p>Kharta – We did not fully understand the explanation Steve provided – is he suggesting a lien be filed now, or wait until 1/1/22? Or – is there a way to get the owner to pay, could Steve contact their attorney? <i>[Ron Finin] what I read into that email is Steve is saying wait and let it go to tax sale and pay penalties to redeem the home. Doesn't make sense to me but that is what their atty is recommending.</i></p> <p>Agent will follow up on reimbursement from Willowood. *Requested</p> <p>Agent will review report in detail again before next meeting for details of DUE TO/FROM items. *Pending</p>		
<p>4. The Board reviewed and discussed information from 24/7 Security.us – Agent will request a copy of their contract and share with the Board – if the Board is in agreement concerning the contract, they will advise approval of the 14-day trial for install at the “Clubhouse location” to review. Agent will also inquire with CASI managers regarding their experience with the vendor. *Requests sent 10/21</p>	Julie Schaefer	*Done
<p>The Board reviewed the Annual Budget mailing/coupon book enclosure documents. One minor correction on cover letter, all others ok. Agent will update and submit for processing and mailing</p>	Julie Schaefer	Done
<p>5. Additional items to follow up on in coming months/no set timeline: - Time Block: Monitoring Ongoing until complete - Dumpster Enclosures from K&K Fence *Request sent 10/21 - Potential reopening of the Clubhouse: Tabled discussion until November 2021</p>	Julie Schaefer	Done
<p>6. The Board approved Wildwood’s renewal of their PTRAs Membership. Agent will submit documents and payment.</p>	Julie Schaefer	Done
<p>7. 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</p>	Julie Schaefer	Ongoing
<p>8. Next Board Meeting: November 17, 2021, 6:30 PM Location: Wildwood Clubhouse</p>	ALL	Ongoing

Board of Directors

Date
