

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Date: 1/10/22
 Subject: Recap of the 12/15/21 Board of Directors Meeting
 Board Present: Tim Lord, Kent Schwob, Anita Simmons
 Board Absent: None
 Attendees: Julie Schaefer, CAM; Jeremy Madriz, Wildwood CO
 Homeowners: 5
 Called to Order: 6:30 PM
 Adjourned: 8:30 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 – no major issues to report.</p> <p>Residents attended to express concern with parking issues and speeding on Wildwood Court and specific locations on Oakwood Trail. Jeremy will continue routine inspections and respond to calls as needed. Vehicles illegally parked will be warned one time then towed.</p> <p>Residents inquired if placing speed bumps on Wildwood Court, Agent will request proposals for the location as discussed.</p> <p>Also requested that something be added to the area in front of 6939 to prevent vehicles from parking in this area or driving over. Agent will confer with BLC for possible solutions/boulders install/etc.</p> <p>Agent will follow up again with attorney regarding question of Wildwood being allowed to adopt parking rules</p>	Julie Schaefer Jeremy Madriz	Ongoing
<p>3. The November 2021 Financial Statement was discussed.</p> <p>The Treasurer presented his report at this time.</p> <p>Questions concerning three delinquent accounts and status, Agent has requested another update from the Attorney.</p> <p>Agent will review report in detail again before next meeting for details of DUE TO/FROM items. *Pending</p> <p>Discussion regarding owner request to waive several late fees due to issue with his property management co (unit is rental). The Board</p>	Julie Schaefer	*Done

declined this request as late fees had already been waived in the past and the issue was no fault of the Association. Agent will email owner Boards decision.		
4. The Board discussed the camera from 24/7 Security.us. The Board agreed unanimously to approve the contract for the current cameras in place, additional may be considered in the future. Agent will forward executed contract to 24/7.security.us	Julie Schaefer	Done
5. Additional items to follow up on in coming months/no set timeline: - Time Block: Most items for 2021 are complete with only weather sensitive work left. Board approved contract for 2022 and will resume in March after new inspection can take place. Agent will forward contract and info to AOC. - Potential reopening of the Clubhouse: Tabled discussion until February 2022	Julie Schaefer	Done
6. 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
7. Next Board Meeting: January 19, 2022 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date

