

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Date: 1/20/22
 Subject: Recap of the 1/19/21 Board of Directors Meeting
 Board Present: Tim Lord, Kent Schwob
 Board Absent: Anita Simmons
 Attendees: Julie Schaefer, CAM; Jeremy Madriz, Wildwood CO
 Homeowners: 0
 Called to Order: 6:30 PM
 Adjourned: 7:38 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 – no major issues to report. Parking issues have been addressed as needed, vehicles have been towed after being warned. Jeremy also followed up on reports of shots fired – could find no evidence of one report, the other was NYE related.	Julie Schaefer Jeremy Madriz	Ongoing
3. The Financial Statement was not yet available for December 2021 – Agent will send to Board as soon as possible. Agent will review report in detail again before next meeting for details of DUE TO/FROM items. *Pending Discussion regarding lien, approved.	Julie Schaefer	*Done
4. The Board reviewed the Annual Meeting documents – approved, agent will submit for processing and mailing asap	Julie Schaefer	Done
5. Board discussed the newly installed dumpster enclosures – question about the opening on the enclosure closest to the clubhouse – larger than shown in photo example. Agent will review specs and contact K&K Fence. (Side access/opening is to be 4' per specs) – *Emailed K&K	Julie Schaefer	*Done
6. Board reviewed and discussed the proposals from BLC Outdoor regarding boulder installations on Wildwood Court, and tree installations on Wildwood Ct. Tree installations were approved. The Board asked for revision/added details on the boulder installation proposals – Agent will contact BLC for revision. *Emailed BLC	Julie Schaefer	*Done
7. Board discussed York vs. Wildwood in executive session, Agent to send information to Attorney.	Julie Schaefer	Done
8. Additional items to follow up on in coming months/no set timeline: - Time Block: Most items for 2021 are complete with only weather	Julie Schaefer	Done

<p>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.</p> <ul style="list-style-type: none"> - Potential reopening of the Clubhouse: Tabled discussion until February 2022 		
<p>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</p>	<p>Julie Schaefer</p>	<p>Ongoing</p>
<p>10. Next Board Meeting: February 16, 2022 6:30 PM (Annual Meeting) Location: Wildwood Clubhouse</p>	<p>ALL</p>	<p>Ongoing</p>

Board of Directors

Date
