

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the January Board of Directors Meeting
 Board Present: Tim Lord, Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Shawn Anderson CO, Jeremy Warman CO
 Homeowners: None
 Called to Order: 6:30 PM
 Adjourned: 7:48 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. Security Report: Both officers were in attendance at the meeting. <ul style="list-style-type: none"> Officer Anderson was provided a key to the clubhouse Officers provided updates as needed, only issues reported are related to parking. Excessive parking issues on Chrysler are being reported at night – resident spaces being occupied. Officers have increased patrols and will continue to tag and then tow repeat offenders. Tim will produce a notice to post on doors to remind owners of parking rules and regulations, will distribute first or second week of February. 	Shawn Anderson Jeremy Warman	Done
3. Owner Open Session: - None	Julie Schaefer	Done
4. Treasurers Report: The Treasurer reported at this time, notable variances were discussed. Reported the 11% finance charge for insurance was already factored into overall cost – so cost should help absorb possible additional increase for next policy period. BOD reviewed proposed lien and signed. Provide owner one week to make payment to include all collection fees or lien is to be filed. Agent will return lien to attorney with instructions. *Sent to CASI Collections and attorney BOD reviewed reserves and discussed reinvestment of funds. The Board voted unanimously to invest \$140K into a 9month CD with FCB at the rate of 4.10% . Keep \$40K in Reserve MM with EB&T. *Sent to CASI accounting	Julie Schaefer	Done
5. The Board discussed issues with recent snow removal. Agent will inform the owner of BLC that they must clear the areas in front of and around the dumpster enclosures to ensure that the gates can be open and closed. Also request that they salt the street at the entry/exit after	Julie Schaefer	Done

plowing for all future snow events. *Message sent to vendor		
6. The Board reviewed a request for reimbursement from owner Mesha Cabell for maintenance to her gutter at 6917 Wildwood Ct to prevent leak issue. One member abstained from voting, passed by majority. Agent will submit information for reimbursement.	Julie Schaefer	Done
7. The Board reviewed a proposal to paint the mens and womens restrooms at the clubhouse and minor tile repairs. The Board tabled this item and requested additional quotes from other vendors previously used to renovate clubhouse. Agent will request quote. *Sent request, new proposal received.	Julie Schaefer	Done
8. The Agent has inquired with AOC is the map provided by Tim Lord regarding roof style replacement is accurate and if the estimates include use of a 3-tab or dimensional shingle. *Sent on 11.19 and requested update on 11.22, sent another request on 1.31. Analysis of building types from Tim is correct and the replacement proposal is for 3 tab shingles.	Julie Schaefer	Done
9. Additional discussion regarding the insurance claim with Progressive insurance regarding the vehicle accident on Georgetown Road that destroyed the sign on the "exit" side. Claim information located below. No contact from insurance company at time of meeting. Board elected that if not response by February 3, 2025 – send to attorney. Progressive Insurance, 833-616-5449 Owner Progressive Policy # 964236380 CLAIM #24-407673844 Vehicle Owner, Mouhamed Abourahmane Gay Reported Driver at tie of accident, Medoune AL Habib Gay Accident Date/Time: 11/18/24, 7:20 AM Indiana Crash Report # IP24111800000384 Vehicle Plate #ZSK679 Loss address (reported): 4902 Oakwood Trail, Indianapolis IN 46268 *Received contact from Senior Claims specialist with Progressive on 1/27/25 requesting more info such as quotes, photos, etc. Proposal for replacement of sign obtained from The Barn Signworks and sent with photos from original crash/damage on 1/30/25.	Julie Schaefer	Done
10. Mentioned florescent bulb that is nearly out near entry to clubhouse to Kent, he will address.	Kent Schwob	Pending
11. Board inquired about 1980's document pertaining to rentals that has been sent to the attorney and many messages sent. Send another request for update. *Message sent to Steve Earnhart, received out of office that he is at CAI Law Conference. Additional follow up sent to BOD	Julie Schaefer	Done
12. Next Board Meeting: Annual Meeting, February 19, 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date

