

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the March 2024 Board of Directors Meeting
 Board Present: Tim Lord, Kent Schwob, Shelley Jones, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Jeremy Warman
 Homeowners: None
 Called to Order: 6:44PM
 Adjourned: 8:06 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: Officer Jeremy Warman attended the meeting to provide the security report: <ul style="list-style-type: none"> • Continue to monitor parking, tag vehicles, and enforce policy as needed. • 1 vehicle theft was reported on Oakwood Trail, vehicle was recovered short distance away but no details. Vehicle stolen was KIA model that has been identified as “easy” to steal due to manufacturer issue • Issue of vehicles parking on grass was discussed along with officer schedule on weekends in case issue arise • Officers will continue to patrol and follow up to requests as needed. 	N/A	Info Only
3. Owner Open Session: <ul style="list-style-type: none"> • No owners attended regular meeting – only the annual meeting. 	Julie Schaefer	Done
4. Treasurers Report: Report presented at this time. Treasurer inquired about specifics of legal reimbursement balance and source of funds. *Appears to be typo in number as the financial report reflects \$2,947.71, not \$29,847.71 as noted on Treasurer report. Associated accounts are 00219-2259, 00106-7181. 00106-6108 Two specific collection accounts need updates from Attorney or Collections – Agent will inquire (00219-2259) – Payment plan? (00254-4962) – Turn over timeline for collections? *Sent inquiry to Ron for both, 2544962 is on late notice process – looks	Julie Schaefer	*Done

<p>like we received payment for 2023 case on March 6, but attorney office did not notify us when case was paid in full and through what date – Ron will verify.</p>		
<p>5. The Board reviewed proposals for additional playground mulch. AOC included cost to repair/replace sections of the playground border. The Board reviewed and discussed. AOC estimate for mulch only approved, only required maintenance is to hammer two rebar posts back down into ground.</p> <p>*AOC will include this in the mulching cost. Agent will provide approval to AOC and request scheduling of work ASAP.</p>	<p>Julie Schaefer</p>	<p>*Done</p>
<p>6. The Board reviewed proposals for replacement of two concrete patios based upon a recent inspection and request from a Board member. After discussion the item was tabled to obtain additional information on the possible impact the building foundations, specifically cracking or damage that is perpendicular to the unit. Agent has contacted concrete vendors and the general opinion is as follows:</p> <p>*A perpendicular crack COULD cause damage by allowing water under the slab of the home – but this much less likely than a parallel crack near the foundation. Another more prevalent issue would be a patio slab that was sinking or had a negative pitch toward the foundation – which could allow water under the structure. Overall opinion seems to be a perpendicular crack is more of a cosmetic issue or could even present a trip hazard – but less likely to be a risk to the structure.</p> <p>*Agent will also verify the correct photos to correct addresses with AOC.</p>	<p>Julie Schaefer</p>	<p>*Done</p>
<p>7. The Board discussed and reviewed proposals from Bartlett Tree for maintenance to trees and a suggested plan to audit and evaluate all of the trees to better understand what maintenance is actually needed and for longer term planning.</p> <p>After some discussion the Board inquired if other companies offer a similar service. Agent will inquire with other CAM's for more information.</p> <p>*Contacted other managers to discuss – received a referral for Savatree, others have used Bartlett for this service.</p> <p>*Contacted Savatree – they will come out to inspect trees and provided proposal for maintenance or treatments, but do not provide any comprehensive inspection of communities. I responded with the desire for a plan and shared a map of the property – no additional response to date.</p>	<p>Julie Schaefer</p>	<p>*Done</p>
<p>8. Additional question to Bartlett on tree evaluation and plan – if this completed report is restricted for use or open for Wildwood to use as it sees fit.</p> <p>*Question sent to Bartlett</p>		
<p>9. The previously proposed fire management plan for the clubhouse was approved unanimously. Agent will contact JD with approval and ask to coordinate visit with Tim Lord. *Approved proposal sent to JDI, company is registered in payables system and has been added as a vendor for Wildwood Homes. Rep from JDI requested to contact Tim</p>	<p>Julie Schaefer Tim Lord</p>	<p>*Done</p>

for scheduling of work.		
10. Agent has informed Board that company “Geese Police” is booked for 2024 round-ups using dogs. Agent has contacted others for recommendations on other companies. Rusty’s Wildlife was suggested. *Agent has sent inquiry and request for estimate and assessment, no response to date.	Julie Schaefer	*Done
11. Tim inquired about AOC invoices, Agent responded that AOC management has been informed and requested to address the issue with names on the invoices by removing them. If there are specific invoices, Tim can give to Julie for more info.	Julie Schaefer/AOC	Done
12. Tim asked for update on 1981 document that he located. The document was sent to Steven Earnhart for review and response in February. Steve responded to inquire about how to send response – verbal or in writing, requested in writing for record keeping purposes.	Steve Earnhart	Pending
13. Tim presented a proposal to purchase white boards for the marquee sign in front of the clubhouse and letters to attach. Tabled at this time.	All Board	Pending
14. Brief update on WM “overage use” charge issue – Steve Earnhart associate Matthew Malcom working on response to WM on Board’s behalf and reviewing information. Agent will follow up.	Steve Earnhart Julie Schaefer	Pending
15. Capital/Reserve Projects that may be considered for 2023: a. Concrete work – Pending inspection b. Tree work – Pending	Julie Schaefer/Vendors	Pending
16. Next Board Meeting: April 17, 2024 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date
