

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

To: Wildwood Homes Board of Directors  
 From: Julie Schaefer, Community Manager  
 Subject: Recap of the April 2024 Board of Directors Meeting  
 Board Present: Tim Lord, Shelley Jones, Dawn Warner  
 Board Absent: Kent Schwob  
 Attendees: Julie Schaefer CAM; Jeremy Warman CO  
 Homeowners: None  
 Called to Order: 6:37 PM  
 Adjourned: 7:59 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"> <li>• Request to visit unit to determine if vacant at BOD and Management request – no answer at the door but a dog tie was noted on the front porch column and dog poop in the immediate vicinity. Possible that someone there and did not answer or had been at the residence recently with a dog. Agent will follow up to provide info to attorney.</li> <li>• Issues in back of community with new residents speeding, tying dogs to tree (which is not allowing mailman to deliver mail), etc. Officers will visit residence after meeting and agent will follow up with letters to the owner and residence.</li> <li>• Issue with resident dumping furniture in dumpsters – Courtesy Officers requested that a letter be sent in Spanish to the residence, Agent will have letter sent and Officers will try to follow up with the owner again in person.</li> <li>• Officer reported that former Wildwood Courtesy Officer Jeremy Madriz has officially retired from IMPD.</li> <li>• Tim reported an incident caught on his doorbell camera of a person possibly checking doors late at night – camera observed him approaching Tim’s door then leaving and going to other residences was observed on Wildwood Cameras, then person exited the community on foot on Georgetown Rd.</li> <li>• Officers will continue to patrol. Monitor parking, and tag vehicles when needed and follow up on requests as needed.</li> </ul>	N/A	Info Only
3. Owner Open Session: <ul style="list-style-type: none"> <li>• No owners attended regular meeting this month.</li> </ul>	Julie Schaefer	Done
4. Treasurers Report: Report presented at this time.	N/A	Info Only

Treasurer noted that expenses are up in April for multiple items, seasonal and other general repairs. Reserve transfer have also been initiated and should post on April Statement.		
5. Some discussion regarding dumping issues and the overage charges from WM. Depending upon outcome of current issue with overage charges, possible resolutions to the dumping issue – installing a locking mechanism on the dumpster or dumpster enclosure was suggested, and then discussion of removing the Wildwood Court dumpster altogether and turning the area into visitor parking. All just discussion and notes for possible additional action late.	N/A	Info Only
6. The Board discussed the assessment of possible issues related to cracking concrete on patios. It was agreed that this is an owner responsible item. Agent will confirm addresses and send notification to the owners that the patios must be replaced. The board agreed that 90 days should be sufficient as an initial period to correct the issue. *Pending verification of one address	Julie Schaefer	*Pending
7. The Board again discussed the proposal from Bartlett Tree Service for a tree evaluation plan and proposal. After some discussion it was agreed to have Bartlett compose the plan. Agent will send approval to the vendor and request the work be completed as soon as possible. Approved agreement sent to Bartlett	Julie Schaefer	Done
8. Agent has contacted Rustys Wildlife Service regarding issues with geese and possible resolutions. Agent will follow up again for more info.  *Agent has sent inquiry another request for more information – no response to date.	Julie Schaefer	*Done
9. Tim asked for update on 1981 document that he located again. The document was sent to Steven Earnhart for review and response in February. Sent another message to follow up, Steve responded 4/30 that it is in his list of items to complete and he will get it to the Board as soon as possible.	Steve Earnhart	Pending
10. Additional discussion regarding the repairs needed to marquee sign in front of the clubhouse and Tim’s recent proposal for purchase and installing a white board in each side of the sign with magnetic letters and numbers to convey info. After additional discussion the topic was tabled at this time.	All Board	Pending
11. WM “overage use” charge issue: Steve Earnhart associate Matthew Malcom sent the Board’s approved response, but no additional communication at meeting time. *Update, Agent received a voice message from “Kirby” with WM regarding the overage charges on 4/18– sent information to Matthew and Steve and requested they contact WM. Matthew has called Kirby 2X since that time and left VM but no response to date.	Steve Earnhart Julie Schaefer	*Ongoing
12. Next Board Meeting: May 15, 2024 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

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Date

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