

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the June 19, 2024 Board of Directors Meeting
 Board Present: Tim Lord, Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM;
 Homeowners: 1 Owner in attendance (Josephine Cooper)
 Called to Order: 6:37 PM
 Adjourned: 7:55 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: The Wildwood Courtesy Officers were not in attendance at the meeting to provide the security report. Sargent Shawn Anderson sent message to the Agent to report that there was nothing new to report outside of the normal parking issues. <ul style="list-style-type: none"> Board and Agent will follow up with officers as needed. 	N/A	Info Only
3. Owner Open Session: <ul style="list-style-type: none"> One Homeowner/Property Manager of several rental properties was in attendance. Inquired about status of maintenance requests for various units that she is affiliated with, verified that all issues reported were addressed some time ago. 	N/A	Info Only
4. Treasurers Report: Report presented at this time. Treasurer noted and briefly discussed issue with the reserve transfers not processing properly. Agent has reached out to accounting for more info and to help resolve ASAP. Sent another follow up message to accounting on 6.30.24.	Julie Schaefer	*Pending
5. Board discussed "mounding" of earth from recent sewer line replacement on Oakwood Trail. Contractor suggests natural setting for up to 12 months if possible before final grading and repairs. Question regarding similar repair on Wildwood Court was brought up (6815) – Agent will review dates as this repair should soon reach the suggested settling period for final grade and repairs. *6815 Wildwood Court – sewer repairs were approved in July 2023. Agent has sent request to complete final grading work to BLC 6.30.24 and also asked for cost to extensively trim all shrubs (species that will not be damaged).	Julie Schaefer	*Pending

<p>6. The Board reviewed a proposal for Canada Goose management for the community. Three options were presented, including:</p> <ol style="list-style-type: none"> 1. Repellent chemical application to lawns 2. Dog service visits to disturb and deter 3. Goose round up and removal <p>After additional discussion the Board inquired if AOC would apply a chemical called "Goose Chase" to lawn areas if purchased by the Board along with a backpack sprayer. Agent will inquire if AOC will do this and associated cost. *Message sent to AOC on 6.20.24 and follow up on 6.30.24.</p> <p>**Additional note – for goose "round-up" the geese can be relocated opposed to be euthanized, however this is an additional cost per goose. Also, after a more recent inspection by the vendor, it was noted the geese were primarily located at Covered Bridge apartments and not at Wildwood – this could be an issue in obtaining a DNR permit for round up if that is chosen in the future.</p>	Julie Schaefer	Done
<p>7. The Board discussed scheduling another inspection to update the time block repair list as the tech's have now completed the items that were previously ID'd for maintenance with the exception of just a few items (fencing, shutters). Tim would like 3 hours to schedule with Rod for inspection – Agent will coordinate with AOC and Tim. Inspection completed 6.28.24</p>	Julie Schaefer	Done
<p>8. The Board reviewed and approved an owner request to paint parking lines on the large parking pad on Wildwood Court nearest to the playground area as some residents and visitors park in a manner that restricts the area that could hold 4 vehicles to just 1-2. The Board approved, Agent added to time block.</p>	Julie Schaefer	Done
<p>9. Agent will follow up again on the clubhouse garage and maintaining the building materials, etc. Kent will also follow up on cleaning supplies left by Dawn and other cleaning items as needed. *Sent message to AOC on 6.30.24, and follow up verification message on 6.30.24</p>	Julie Schaefer Kent Schwob	Done
<p>10. Kent Schwob will have a copy of the clubhouse key made for Board Member Dawn Warner. Kent will submit receipt for reimbursement.</p>	Kent Schwob	Done
<p>11. Board reported that WM sometimes arrives for trash collection as early as 4AM. Video proof shown. Agent will send message to the City and to WM regarding the hours of the pick up as this should not be occurring at this hour in a residential area. *Sent message in via RequestIndy and to last known email for WM 6.30.24</p>	Julie Schaefer	Done
<p>12. Minor discussion on covenant violation issues, Board will communicate with one owner, Agent sent letter on others. Also issue with tree limb by marquee sign and at one residence on WW Court that needs trimmed – added to time block. Hole identified in the siding on the clubhouse next to the garage door – added to time block to repair. Ongoing issues with Covered Bridge Apartments fence discussed, status is same.</p>	Julie Schaefer	Done
<p>13. 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</p>	Steve Earnhart	Pending

that it is in his list of items to complete and he will get it to the Board as soon as possible.		
14. 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. *Follow up again for update 6.17.24 – still no response from WM.	Steve Earnhart Julie Schaefer	*Ongoing
15. Next Board Meeting: July 24, 2024 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date
