

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the July 24 (Rescheduled to Aug 1), Board of Directors Meeting
 Board Present: Tim Lord, Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Jeremy Warman CO
 Homeowners: 1 Owner in attendance (Talonna Torrence)
 Called to Order: 6:37 PM
 Adjourned: 8:30 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 Warman was in attendance at the meeting. <ul style="list-style-type: none"> • Board and Agent reviewed video from surveillance of vehicle driving erratically and spinning tires in the middle of Oakwood Trail late at night on multiple occasions. The person appears to be associated with 4833 Oakwood Trail. Agent will send letter, officers will follow up. • Man has been observed on multiple occasions loitering near the clubhouse, Agent will send letter to owner of address and residence as there have been issues with burglary at the clubhouse in the past. Issue at same residence of person using a grill with out of control flame less than 10' from the building. Agent will send letter regarding both issues. • 19 vehicles were recently noted in the community with expired or improper plates. BOD will provide this info to the CO's for follow up and ticketing. Vehicles should be tagged then towed after 48 hours. • The Board made a motion and approved Tim Lord to order additional "Warning" Parking tags for the Courtesy Officers. Tim will purchase and submit receipt to agent for reimbursement. • A vehicle has leaked oil onto the last parking space at the clubhouse (closes to Wildwood Ct). Agent will add to time block for AOC to attempt to remove. 	N/A	Info Only
3. Owner Open Session: <ul style="list-style-type: none"> • One Homeowner in attendance. Inquired about cable box that has top missing/destroyed and loose wiring. Agent will attempt to ID the box (AT&T, Comcast, etc.) and report. 	N/A	Info Only
4. Treasurers Report: Report presented at this time. The Board reviewed a report showing the reserve income and expenditures over time. Additional information was discussed and	Julie Schaefer	*Pending

<p>items for the upcoming 2025 budget. Will likely need to increase the budget for insurance, tree work, maintenance, etc.</p> <p>Agent will reach out to AOC and Parsely Exteriors and Rocklane Co for a roofing assessment. *Request sent 8.13.24</p>		
<p>5. The Board reviewed and discussed AOC’s proposal to complete a weekly “Trash Run” similar to what Phil Livers currently does for the HOA. AOC’s visit would be 2x per week for 2 hours to meet the current budget. The Board approval a “trial” run to see how things go, and to obtain more information on work that has been done, needs gone, and other possible issues or adjustments. Agent will provide approval to AOC and advise BOD on scheduling.</p>	Julie Schaefer	Done
<p>6. Board discussed “mounding” of earth and proposal to restore from BLC Outdoor. After some discussion on timeline and cost, the Board requested another proposal from AOC. *Agent spoke with AOC, this can be complete on Time Block (low cost), agent added.</p>	Julie Schaefer	Done
<p>7. The Board reviewed the tree report from Bartlett Tree. After some discussion, they would like the cost of the items that are marked in red as in “poor” condition. Will obtain additional quotes once Bartlett provides. *Request sent to Bartlett 8.13.24</p>	Julie Schaefer	Done
<p>8. The Board reviewed a proposal to replace a section of concrete sidewalk on Wildwood Court. The Board asked for additional proposals. *Request submitted to VendorSmart</p>	Julie Schaefer	Done
<p>9. The Board reviewed and approved a proposal from Rocklane Co to repair an area on the exterior that is leaking in around a window on Wildwood Court. Agent will send approval. Approval sent 8.13.24</p>	Julie Schaefer	Done
<p>10. Kent Schwob will visit the office next week to sign a lien that is needed for one collection account. Agent will be out of office for company manager event, will ensure lien in printed and ready at office.</p>	Kent Schwob	Done
<p>11. Board reviewed video of loose dogs roaming in the community. Several issues with covenant violations were reviewed and discussed in executive session. Agent will follow up with letters to owners.</p>	Julie Schaefer	Done
<p>12. 1981 document is still pending review by the attorney. Requests for updates have been sent.</p>	Steve Earnhart	Pending
<p>13. 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. Still no new updates on WM issue, Agent will send another message to attorney.</p>	Steve Earnhart Julie Schaefer	*Ongoing
<p>14. Next Board Meeting: August 21, 2024 Location: Wildwood Clubhouse</p>	ALL	Ongoing

Board of Directors

Date

