

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the August 21 Board of Directors Meeting
 Board Present: Tim Lord, Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Jeremy Warman CO, Shawn Anderson CO
 Homeowners: No owners in attendance
 Called to Order: 6:42 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 and Sargent Anderson were in attendance at the meeting. <ul style="list-style-type: none"> • The Board provided more parking tags to the officers. Officers will patrol community and tag illegally parked or improperly plated and inoperable vehicles then follow up with towing. • Issue with van blocking the street prevented trash collection on one “loop” of Wildwood Court a few weeks ago. Agent will follow up with resident who was at home during that time to inquire if she has seen the van since or knows an associated address. 	N/A	Info Only
3. Owner Open Session: <ul style="list-style-type: none"> • No owners in attendance, one owner did stop Agent and one Board Member after the meeting to report a vehicle with an expired license plate. Info provided to officers to follow up. 	N/A	Info Only
4. Treasurers Report: Report presented at this time. The Treasurer provided an initial analysis of the possible fee amount for 2025 based upon some known expenses. From the initial review at the current rate the budget would be short in the range of \$7.14-\$9.50 per unit, per month. Discussion on insurance and cost of renewal, current expense of “trash run” by current provider or AOC, and adding funds to the reserve.	Julie Schaefer	*Pending
5. The Board further discussed AOC’s initial trash run assessment and recommendations. One initial recommendation is that the Board approved a one-time heavy item pick up. This would include the rental of a dump trailer and two technicians to load the large items out of the dumpster enclosures and take them to the dump. The Board approved this recommendation – Agent will give AOC the ok. *Approval given, pending scheduling	Julie Schaefer	*Pending

<p>Agent will contact Phil Livers to discuss the existing service and issues and to inquire if he is still interested and capable of performing the service. *Called Phil, LM requesting a call back</p> <p>A portion of BLC Outdoor fee is also to pick up litter before mowing, Board members have noted this is not being done. Agent will contact owner of BLC to inform him to that the mowing crew can be informed. *Sent message to BLC owner</p>		
<p>6. The Board discussed the renewal offer for insurance coverage for the Association from CAU via AIAI. Agent requested quote from State Farm as well, however SF would not offer quote or coverage without a full community building inspection and condition assessment. Renewal premium is an increase of \$14K over the 2024 policy cost. Agent will contact insurance company for more info on financing (payment) options and associated costs and share with the Board. Agent will also work with President on required signatures, etc. to bind coverage on 9/1 for renewal.</p>	Julie Schaefer	Done
<p>7. Board reviewed two quotes to replace the 75' of concrete sidewalk on Wildwood Ct. Resident reached out as the wife recently tripped and is concerned of future possible falls. The Board awarded the job to Hall's due to price and asked if they can expedite the work. Agent will send approval and request escalated repairs. *Halls informed and work has been completed.</p>	Julie Schaefer	Done
<p>8. 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	*Pending
<p>9. 1981 document is still pending review by the attorney. Requests for updates have been sent.</p>	Steve Earnhart	Pending
<p>10. WM "overage use" charge issue: Agent communicated with legal team in this regard again in August. Attorney is considering this matter closed as their has been no response from WM. Agent will advise if any additional information is received.</p>	Steve Earnhart Julie Schaefer	Done
<p>11. Tim requested additional information to post on the marquee sign in front of the clubhouse. Will send current rotation of messages, Agent will review and send additional if possible. The Board would like a heavier rotation of some messages that are frequent issues, such as littering, dogs, parking, etc.</p>	All	Pending
<p>12. Next Board Meeting: September 18, 2024 Location: Wildwood Clubhouse</p>	ALL	Ongoing

Board of Directors

Date
