

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the March 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: None
 Called to Order: 6:48 PM
 Adjourned: 7:30 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"> • Officers have continued to issue citations and tow as needed, heavy concentration on issues on Chrysler. • Box truck parking at the intersection on Oakwood Trail and Wildwood Ct is presenting issues with visibility – officers will check into legality of the parking. • Inoperable vehicle on Wildwood Court to be tagged. • Discussion of incident on Chrysler and video for IMPD with officers and Board. 	Shawn Anderson Jeremy Warman	Done
3. Owner Open Session: - None	N/A	N/A
4. Treasurers Report: The Treasurer reported at this time, notable variances were discussed. Board noted several settled accounts with a credit balance. Agent will inquire with accounting as some accounts may be pending legal invoices, others may need issued refunds. *Request sent to audit and submit list. Inquire regarding substantial delinquent account with notes showing paid in full. *Inquiry sent to collections.	Julie Schaefer	*Done
5. AOC staff will meet with Tim on April 3 to walk the community for the time block inspection. Currently set for noon, but AOC is attempting to move the appointment time to 9AM.		
6. The Board reviewed the 2025 proposal for tree work from Bartlett Tree Service based upon their comprehensive inspection. Agent will request more information on the most critical issues and inquire if the work can be broken up over time or if payment over time may be an option. (50% now, 50% later, etc). *Message sent to Bartlett 3/24	Julie Schaefer	*Done
7. Inform BLC of missed branch at 4802 Oakwood Trail	Julie Schaefer	Done

8. Board quickly discussed pending quote for repairs to rubber roof over addition at one unit which is leaking. Pending quote from AOC. AOC sent quote but sent back for revision as it included interior repair work. Expect to receive quote on 3/25/25 and will send to the BOD.	Julie Schaefer	*Pending
9. Next Board Meeting: April 16, 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date
