

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the October Board of Directors Meeting
 Board Present: Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: Tim Lord
 Attendees: Julie Schaefer CAM; Shawn Anderson (CO), Horace Cox (CO)
 Homeowners: 0 Homeowners
 Called to Order: 6:36 PM
 Adjourned: 7:35 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	Done
2. Security Report: - Officer Anderson and Cox attended the meeting. - Several vehicles were tagged for illegal parking, no vehicles were towed. - Officer Cox alerted the Board to a new prank trending on social media where teens wear Halloween masks and knock on doors or rattle door handles to scare individuals into opening the door, they then shoot the resident with a splatter ball gun. The trend originated in Chicago but has been verified in Indianapolis recently as well. - Agent will forward Officer Cox info to Board of Directors	N/A – Info only	N/A
3. Owner Open Session: - N/A	N/A	N/A
4. Treasurers Report: The Treasurer report was provided in advance of the meeting as the Treasurer could not attend due to the meeting being rescheduled and a previous commitment. The Board reviewed the report and noted various items such as the % of owners paying the full fee has dropped. Some discussion of changes to collection notes and the report being located at the end of the full financial statement monthly.	N/A	N/A
5. Mailing enclosures for the 2026 Budget were reviewed and discussed. The Budget and mailing enclosures were approved unanimously. Agent will submit for processing and mailing. *Submitted to CASI accounting	Julie	*Done
6. The Board members present discussed the time, date, and location of the December dinner/executive meeting with the attorney. The attorney shared his availability of Dec 8-11, BOD present confirmed they would be available – Agent will contact attorney and also review calendar for any additional commitments. *Email sent to attorney to propose Monday, December 8 at 6:30 PM – pending response.	Julie	*Pending

7. Discussion regarding plumbing issues and recent inspection. Board approved having the lines in the impacted building televised to attempt to ID the source of the issue. Agent will contact contractor to inquire if they can hold this inspection until January or if they can attempt to inspect and provide assessment only at this time. *Message sent to vendor who advised they can begin with televising the unit where the issue originated to attempt to locate any additional issues. Agent submitted work order to proceed but NOT to do any work outside of assessing the line and providing info and a proposal if any additional work is needed.	Julie	*Done
8. Agent provided update on status of new surveillance camera installation – Robinson Surveillance sent update on 10/20 that he has received the initial payment and anticipates installation completion within the next 2-3 weeks. *Will provide additional updates as received	Julie/Tim	Ongoing
9. Kent shared that he will be unavailable for the regular meeting date in January. Unavailable dates: 1/13-1/24. Available 1/26-1/29. Revisit scheduling at next meeting when other members are in attendance.	All	Pending
10. The Board reviewed and approved the upcoming PTRS Membership renewal – approved unanimously. Agent will submit information to issue renewal and payment.	Julie	Done
11. Midwest Pressure Washing is prepared to begin the exterior cleaning project but has requested a signed agreement from the Board. The Board reviewed and approved. Agent will send to Midwest.	Julie	Done
12. The Board reviewed and approved a proposal for roof repairs on Oakwood Trail. Agent will send to vendor and request scheduling ASAP.	Julie	Done
13. The Board reviewed a proposal for additional artwork to install in the Mens and Womens restrooms at the clubhouse. Total expense is \$120. The Board agreed unanimously to reimburse Kent for the expense. Agent will submit reimbursement.	Julie	Done
14. Next Board Meeting: November 19, 2025 6:30 PM Location: Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date

