

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the November Board of Directors Meeting
 Board Present: Shelley Jones, Tim Lord, Dawn Warner
 Board Absent: Kent Schwob
 Attendees: Julie Schaefer CAM; Shawn Anderson (CO), Horace Cox (CO), Sean Robinson + Associate (Robinson Surveillance Co)
 Homeowners: 0 Homeowners
 Called to Order: 6:36 PM
 Adjourned: 8:06 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. - Sean Robinson with Robinson Surveillance attended the meeting and provided a brief demonstration of the new observation cameras. Sean also provided a document with additional information about the system and how to register/access/etc. Some additional fine tuning is needed to the system and could be ongoing as the system is used more and the community's needs are better developed and understood. Sean will continue to make adjustments where needed. All Members should contact Sean with their information to be registered for the system (see handout for more info)	N/A – Info only	N/A
3. Owner Open Session: - N/A	N/A	N/A
4. Treasurers Report: The Treasurer report was provided at this time. Additional discussion will be needed in advance of the CD that is set to mature on January 8, 2026 (\$142,656.96 as of 10/31) – Agent will pull Associa Partner Bank rates in advance to share with the Board for consideration. The Board should also consider possible major expenses and how much to re-invest.	All	Pending
5. The Board reviewed proposals from AOC and BLC to re-grade the front lawn area of 6815 Chrysler Street which was excavated earlier this year to replace a sewer line. The Board unanimously approved the BLC estimate providing they will warranty the seed in the spring if it does not go dormant and seed properly. Agent will send approval to vendor.	Julie	Done

6. Follow up with BLC on areas not completed for leaf service (back of Wildwood Court specifically). *Message sent to owner of BLC	Julie	Done
7. The Board reviewed the proposal from Bartlett Tree regarding trimming over sidewalks, lawn areas, and buildings. After some discussion, they agreed to have AOC spend one day on the time block trimming what trees they can, concentrating on sidewalk and parking areas – then to have Bartlett revisit and determine what work they can do in approx. \$5K blocks. Agent will send update/directive to AOC, then follow up with Bartlett when the work is complete.	Julie	Done
8. Discussion regarding dumpsters noted on time block – agent will follow up with AOC to ensure they are servicing ALL dumpsters weekly in the 2 hour allotted time. *Message sent to AOC leadership	Julie	*Done
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. After discussion, the Board Members present elected to keep the meeting date the same as the regularly scheduled date (January 21). Agent will inform Kent.	Julie	Done
10. The Board reviewed and discussed a proposed legal agreement regarding ACR in executive session. The Agreement was noted as approved, agent will communicate back to Attorney to request the final copy. *Message sent 11/20	Julie	*Done
11. The Board reviewed and approved a proposal for roof repairs on Oakwood Trail. Agent will send to vendor and request scheduling ASAP.	Julie	Done
12. Inquire with Rocklane regarding roof grading and proposal report. *Message sent	Julie	*Done
13. Discussion of possible music licensing for clubhouse and if necessary. Advised to discuss with attorney at December meeting.	Tim	Pending
14. Next Board Meeting (Executive/Legal): December 8, 6:30 PM Location: Kazan Japanese Steakhouse, 2412 Lake Circle Drive Indianapolis IN 46268	ALL	Ongoing

Board of Directors

Date

