

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the July 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), Sean Robinson (Robinson Surveillance)
 Homeowners: 1 (Shata Stewart, 6823 Chrysler)
 Called to Order: 6:31 PM
 Adjourned: 8:34 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: <ul style="list-style-type: none"> • Officers reported that no vehicles were towed this month, illegally parked vehicles were moved immediately upon notification to owners. • One incident of vehicle theft on Chrysler • Issue with tractor trailers parking near Coffman Rd has been noted occasionally – Officers will continue to monitor area • Resident reported issue with teenagers or young adults loitering on the property daily near the clubhouse (utility area). Officers followed up during the meeting and persons were identified as non-residents. One male and one female were trespassed from the property. Officers instructed to call IMPD non-emergency if the persons return. 	N/A – Info only	Done
3. Owner Open Session: <ul style="list-style-type: none"> - Owner expressed concern mentioned in security report regarding trespassing. - Also inquired about ACR process and skylight. - Reported tree limb (tall) hanging over and close to touching unit. Sent request to Bartlett to inspect* 	Julie	Done*
4. Sean Robinson attended to present his new company and observation camera systems to the Board. Sean formerly worked on the existing cameras in the community, which have been offline since June. Several items were discussed and reviewed. Some highlights: Cameras are \$300/mo each Internet service is required and generally available for \$70/mo Additional power meter would need to be installed to power camera on Chrysler Street. The Board informed Sean they would discuss further and follow up. He was excused from the meeting. The Board will have agent follow up with existing camera provider regarding the issues with service and lack of communication. Current	Julie	Done*

agreement is set to end in August 2025. *Sent message to Art Small with 24/7security.us regarding outage and invoice for June (and also now July).		
<p>5. Treasurers Report: The Treasurer reported at this time, notable variances, accounts balances, and payments were discussed.</p> <p>The Board discussed pending invoices and outstanding payments from the attorney (trust). The Board approved a one-time transfer from reserve for \$25,000 to pay receivables which are pending. Agent will initiate transfer.</p> <p>The Board discussed delinquency items in executive session – Agent will communicate information to attorney as needed.</p>	Julie Schaefer	*Done
<p>6. HVAC inspection with Control Tech HVAC. Shelley agreed to meet with the tech on August 19 at 4PM. *Pending appointment</p>	Shelley Jones	*Done
<p>The Board reviewed 3 proposals for powerwashing unit exteriors. After some discussion the Board agreed to table for now while awaiting additional information regarding the vendors (insurance, licensing, references). *Sent requests to vendors</p>	Julie	Done*
<p>7. The Board discussed adopting a policy regarding accessibility ramps for unit owners. The preferred type of installation will be the metal style which is easily removable, however the Board may need to consider exceptions for units that have a varying degree of access. Shelley will send additional information to Julie from vendor her parents used for metal ramp installation.</p>	Shelley	Pending
<p>8. Discussion regarding parking and random patrols by Last Chance. Agent will reach out to Last Chance again to inquire about and request random patrols.</p>	Julie Schaefer	*Pending
<p>9. Discussion regarding Homeowner request for extension regarding patio area maintenance and replacement of broken patio door. *Request sent and info received. Will sent to BOD in separate message.</p>	Julie	Done
<p>10. Agent reported pothole on Oakwood Trial (near Chrysler) to RequestIndy again (case ID</p>		
<p>11. Tim presented a draft digital newsletter and related content. After some discussion he requested the Board review and approve or suggest additional content before sending monthly.</p>	All	Ongoing
<p>12. Next Board Meeting: August Meeting Changed to: August 26, 6:30 PM Location: Wildwood Clubhouse</p>	ALL	Ongoing

Board of Directors

Date
