

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the January Board of Directors Meeting
 Board Present: Shelley Jones, Tim Lord, Dawn Warner
 Board Absent: Kent Schwob
 Attendees: Julie Schaefer CAM; Shawn Anderson (CO)
 Homeowners: 0 Homeowners
 Called to Order: 6:31 PM
 Adjourned: 7:26 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: <ul style="list-style-type: none"> • Officer Anderson attended the meeting. • One (1) vehicle towed. • Send follow up message to owner of Last Chance to add Officer Cox to the list for persons authorized to tow, also add all other Board Members not listed. Sent message 1/23/26 to Jeanette and Dispatch email • Discussion of Wildwood Clubhouse cameras and access to Wifi – Tim will contact Robinson Surveillance for access (Tim sent access info via email to BOD and Agent 1/21/26) 	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. Discussion of monthly reserve transfers and lack of funds to meet minimum balance requirement to make reserve transfers in 2025. Treasurer may consider reviewing account balances at monthly meeting to determine if the monthly scheduled transfer is possible or not – will monitor. Discussion of late fee amount and suspension for January. Late fees have been restored for February.	All	Done
5. The Board reviewed a proposal from BLC Outdoor to clean up, remove volunteer growth, and debris from the perimeter of the pond and surrounding area. Board elected to table and revisit when condition can be reviewed in better weather.	All BOD	Pending
6. The Board review investment options and current offerings from Associa Partner Banks. The Board approved holding \$35K in EBT Reserve and investing remainder of CD funds into a new 6 month CD with EBT at the 3.55%. Agent will submit to CASI Accounting for	Julie	Done

processing. Sent 1/23/26		
7. The Board reviewed Annual Meeting documents and information – brief discussion on topics for the Annual Meeting.	Julie	Done
8. Tim presented a notice to distribute to the doors of residences in Wildwood encouraging signing up for the electronic version of the Wildwood Word Newsletter. The Board approved the notice and agreed to reimburse Tim for printing expenses. He will distribute along with other members in better weather and provide expense document to Agent for reimbursement.	Tim	Pending
9. Next Board Meeting (Executive/Legal): February 18, 6:30 PM (ANNUAL MEETING) Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date
