

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the 2/18/26 Annual Meeting
 Board Present: Tim Lord, Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer, CASI CAM; Sargent Anderson, Officer Cox, WW CO's.
 Homeowners: Nine (9) Members in attendance including Board Members, 14 represented by proxy (23 Total)
 Called to Order: 6:36 p.m.
 Adjourned: 7:16 p.m.

ACTION ITEM/ASSOCIATED NOTES	RESPONSIBLE PARTY AND NOTES/COMMENTS	STATUS
1. Board announced that quorum was met.	File in records (JS)	Done
2. Sargent Anderson and Officer Cox provided the safety and security report. Highlights of the report included ongoing parking issues. Officers have continued tagging and towing vehicles. No major issues to report.	N/A - Informational	N/A
3. Kent provided the President's Report highlighting items accomplished in 2025, items considered but tabled, ongoing actions and challenges, and ongoing plans (including but not limited to the following highlights): - Recent power washing/cleaning of all building exteriors and Coffman Rd fence. - HOA plumbing issues, cost of repairs, and difficulty to budget expense due to unknown issues. - New/upgraded observation cameras. - Implementation of digital newsletter, Wildwood Word. - Comprehensive professional plan implemented to address tree work and maintenance ongoing. - Continued investment of reserve funds in CD's to gain income and offset expenses. - Inspections and planning future roof replacements in phases. - Challenges with rising insurance premiums and increase for maintenance and maintenance costs associated with aging units and infrastructure. - Considerations of rodent and goose management and associated cost, tabling. - Parking issues and ongoing correction work done by	N/A – Informational	N/A

officers. Reminders about parking, pet clean up, tenants, and trash related best practices were also provided along with info about Board Membership.		
4. Tim provided the Treasurer's Report including several details such as information related to receivables, collections, expenses, and budget (including but not limited to the following highlights): 2026 Budget, line item breakdown with associated monthly cost per unit. - Detail of 10-year insurance cost and discussion of the direct impact of rising insurance costs on fee amount. - Detailed actual vs. budgeted expenses for 2025. - Cash Out Report with individual vendors and associated items. - Pike Township Condo fee report was also presented with Wildwood being one of the lower rats in the township. - Owners were again encouraged to sign up for the digital Wildwood Word Newsletter. - Short discussion of possible consideration of a Canada Goose management program being considered.		
5. Board Members were called for. No members expressed interest or were nominated at this time. The Board encouraged owners to consider joining the Board and to reach out if they have interest in the future.	N/A – Informational	N/A
6. Owner Questions & Comments: Questions about security and vacation coverage (Owners should email officers via the link on the website) Questions and comments regarding trash collection, dumpsters, recycling available at Pike Trustee office, and litter pick-up. (Board provided info about City of Indianapolis issues, City controls contract with provider. 2025 trash vendor transition and lack of communication from the City, will request larger dumpsters from the City via Mayor Neighborhood Advocate).	N/A – Informational	N/A
7. The Board thanked the member that attended the and adjourned.	N/A – Informational	N/A

Board of Directors

Date

