

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the March 2026 Board of Directors Meeting
 Board Present: Shelley Jones, Tim Lord, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Shawn Anderson (CO)
 Homeowners: 0 Homeowners
 Called to Order: 6:35 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: Sargent Anderson attended the meeting to provide the security report. Mostly quiet with a only issues being parking – one vehicle parked on Oakwood Trail was towed.	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 – the Board agreed to transfer 3 months of budgeted reserve transfers totaling \$10,296 before the end of March providing no unexpected issues. Agent will submit for processing. *Submitted 3.20.26	Julie	*Done
5. The Board discussed recent laws passed in Indiana and how those could impact HOA operations. Local attorneys are working on a summary of ho each bill will impact HOA and management operations – Agent will share with BOD when received.	Julie	Pending
6. The Board discussed updating the time block inspection. Tim typically attends this inspection with AOC, other members are welcome to join if available. Agent will coordinate with AOC to schedule the inspection some time during the week of April 20 or April 27 beginning at 10AM. *Message sent to AOC, pending response	Julie	*Done
7. Agent will contact Phil Livers to discuss litter pick up and frequency of visits. *LM for Phil on 3.20.26	Julie	Done
8. Tim noted some scratches on the clubhouse flooring – will inquire with Susan at Blakeleys (flooring supplier) as to what, if any product can be used to cover scratches or any other recommendations to repair or cover.	Tim	Pending
9. Tim will periodically review settled accounts with a credit balance and	Tim, Julie	Pending

send Agent list periodically to attempt to refund to former owners.		
10. Next Board Meeting (Executive/Legal): April 15, 6:30 PM Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date