

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the April 2026 Board of Directors Meeting
 Board Present: Shelley Jones, Tim Lord, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Officer Cox (CO)
 Homeowners: 0 Homeowners
 Called to Order: 6:50 PM
 Adjourned: 7:58 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 Cox attended the meeting to provide the security report. Mostly quiet. Issues with parking and vehicle tagging are ongoing, one vehicle towed. Report of one recent theft of a package from front porch. Another report of a suspicious person in community. Officers will continue to follow up as needed.	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 noted that one 4 transfers were made vs. three – this should balance the YTD for April. Additional financial information was provided and reviewed as usual.	N/A – Info only	N/A
5. The Board discussed issues with mowing and bare patches throughout the community – Agent will contact BLC for solution to repair those areas and also request that smaller equipment be used in the HOA as a primary issue is when the mowers turn the large tires rip the turf. *Message sent 4.17.26, awaiting response	Julie	Done*
6. The Board discussed recent laws passed in Indiana and how those could impact HOA operations. The Board would like to pursue both amending the governing documents to update to a more modern version and also adopting a fine schedule. Additional discussion regarding the July 1 law changes and how that could impact voting for amendments since only owner occupied units would qualify for voting and equate to roughly 63 votes. It was discussed and understood that amending may need to take place prior to adopting fines – Agent will share local attorney info with the Board to review *Requested on 4.17.26, will share with BOD when received.	Julie	Done*

7. The Board discussed the ongoing issue with residents not cleaning up after dogs in the community. The Board reviewed the proposal to install dog stations and declined at this time. It was agreed that Dawn will purchase signs for problematic areas on Wildwood Court and be reimbursed by the HOA. Dawn will send receipt to Julie, who will submit for reimbursement. Board will continue to attempt to ID residents who are offending. *Receipt received, reimbursement in process	Dawn, 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 send Agent list periodically to attempt to refund to former owners.	Tim, Julie	Pending
10. Next Board Meeting (Executive/Legal): May 20, 6:30 PM Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date
