

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the May 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: 1 Homeowner (brief attendance, spoke with CO)
 Called to Order: 6:37 PM
 Adjourned: 8:13 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. Officers attempted to follow up after domestic on Chrysler, no answer to door (original issue was police call and arrest). Suspicious person report previous month has no longer been witnessed onsite. Truck parking near Coffman also no longer onsite. CO will speak with neighbors concerning issues with common areas and children.	N/A – Info only	N/A
3. The Board reviewed a slideshow prepared by Tim that was a result of the recent walkthrough inspection with AOC. Several items identified had already been resolved as letters were previously sent. Tim will send slideshow to agent to follow up on outstanding items. Agent will add specific items mentioned by Tim to time block and send letters to owners as appropriate.	Tim, Julie	Done
4. Owner Open Session: - N/A	N/A	N/A
5. Treasurers Report: The Treasurer report was provided at this time. Discussion of monthly reserve transfers – Agent will approve transfer for May as sufficient funds are available. All reserves transfers have been made as budgeted for YTD.	N/A – Info only	N/A
6. The Board reviewed and discussed the Geese Chasers contract – some Geese and goslings are coming under the fire department fence near the common area on Wildwood Court. Tim will reach out to the FD to inquire if repairs can be made to the fencing.	Tim, Julie	Done*

The Board also feels that issues with the geese have been far less this year and agreed to extend the Geese Chasers contract for 3 months utilizing the discount offered. Agent will follow up with owner to extend contract. *Sent approval for extension to Geese Chasers and snapshots of locations where geese are present		
7. The Board reviewed one quote for replacement of a sidewalk which is heaving at 4807 OT. Requested additional quote from Halls. *Sent request	Julie	Done*
8. Dawn purchased and has been reimbursed for “Dog Clean Up” signs – she brought them to the meeting for the Board to view and will placed them out in common areas where needed. Agent will communicate to landscapers to exercise care when mowing and working around the signs and if they move them to put them back in place when done. *Sent photo of signs and request to landscaper	Dawn, Julie	Done
9. The Board reviewed information from two local law firms specializing in HOA law – would like information from one additional (new firm with attorneys from EMP) – Agent will reach out for more info. Board also asked if Agent will inquire with EMP if the HOA can select the specific attorney they wish to work with, and if the retainer is optional – Agent will inquire. Email sent to Greg at Williams and Strohm and inquiry to Jake at EMP. *Messages sent to both firms	Julie	Done
10. The Board briefly reviewed the recent AOC walkthrough inspection list of maintenance items needed. The number of items has reduced substantially than previous years. Agent will prioritize and add items to the time block for repairs as needed. Several items added, pending completion.	Julie	Pending
11. 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
12. 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
13. Next Board Meeting (Executive/Legal): June 17, 6:30 PM Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date

