

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

To: Wildwood Homes Board of Directors  
 From: Julie Schaefer, Community Manager  
 Subject: Recap of the June 2026 Board of Directors Meeting  
 Board Present: Shelley Jones, Tim Lord, Kent Schwob, Dawn Warner  
 Board Absent: None  
 Attendees: Julie Schaefer CAM; Sargent Anderson (CO), Officer Cox (CO)  
 Homeowners: None  
 Called to Order: 6:34 PM  
 Adjourned: 8:13 PM

| ASSOCIATED NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RESPONSIBLE PARTY<br>NOTES/COMMENTS/<br>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:<br><br>Sargent Anderson and Officer Cox attended the meeting to provide the security report. <ul style="list-style-type: none"> <li>Mostly quiet.</li> <li>1 illegally parked vehicle towed</li> </ul> Issues with one vehicle parking on grass along Oakwood Trail and another that sometimes parks on the grass in front of building on left (as facing) Georgetown Rd– BOD will attempt to photo and send to CO's. Officers will also continue patrols and tag as needed.                                                                                                                                              | N/A – Info only                                 | N/A    |
| 3. The Board discussed the “Doggie Pick Up” signs that have been placed out by Board Members. Members have noticed an improvement and some residents who do not clean up after pets, now carrying bags and cleaning up. The Board agreed they would like more signs. Dawn will order and submit receipt for reimbursement, then place new signs out in appropriate locations.                                                                                                                                                                                                                                                                 | Dawn, Julie                                     | Done   |
| 4. Owner Open Session:<br>- N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                             | N/A    |
| 5. Treasurers Report: The Treasurer report was provided at this time.<br><br>Discussion of monthly reserve transfers – Agent will review issue with the amount of the transfer not matching the budgeted amount.<br>*Monthly budget is based upon the total amount that listed in the original budget – unsure why the income and expense is a different amount, but possibly to budget operating to \$0. Suggest continuing transfers as is for the year as this is how the budget is set to avoid a variance, then if funds allow, process a one-time final transfer in December to match the income amount (or more if the Board desires). | Julie                                           | Done   |

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| Agent will follow up with attorney on open collections matters                                                                                                                                                                                                                                                                                                                                                             |                 |         |
| <p>6. The Board reported some geese gathering near the open area between the pond and clubhouse. Agent will report to Geese Chasers.</p> <p>Board also reported that some Geese and goslings are still accessing 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. Also reported this location to Geese Chasers.*</p> | Tim, Julie      | Done*   |
| 7. The Board reviewed additional information from three local law firms specializing in HOA law – Tim provided a table of the different firms fee structures. The Board will revisit this at an upcoming meeting.                                                                                                                                                                                                          | Julie           | Done    |
| 8. The Board reviewed and discussed the new proposal from Bartlett Tree – the Board approved the trimming work if it can be invoiced over two months (June/July). Agent will inquire for details about the removal portion of the quote as there is not specific information. *Sent message to Bartlett                                                                                                                    | Julie           | Done*   |
| 9. Julie needs to review/audit settled accounts with credit balance and make adjustments as needed. Once complete the Board can review for any needed refunds.                                                                                                                                                                                                                                                             | Julie           | Pending |
| 10. The Board discussed ongoing issues and inconsistencies with the trash collection services. Agent has contacted the City (MAC) – no useful results.                                                                                                                                                                                                                                                                     | N/A – Info only | Info    |
| 11. Agent will send BOD digital flyer which includes upcoming BOD education events.                                                                                                                                                                                                                                                                                                                                        | Julie           | Done    |
| <p>12. Next Board Meeting (Executive/Legal):</p> <p>July 15, 6:30 PM</p> <p>Wildwood Clubhouse</p>                                                                                                                                                                                                                                                                                                                         | ALL             | Ongoing |

Board of Directors

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Date

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