

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

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the August 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); Kelly Elmore (Attorney)
 Homeowners: 2 Residents (4814 OT)
 Called to Order: 6:35 PM
 Adjourned: 8:01 PM

ASSOCIATED NOTES	RESPONSIBLE PARTY NOTES - 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. 12 vehicles tagged last month, 2 were towed. - Discussion of upcoming repainting of the parking spaces (assigned) and parking spot lines – Agent will coordinate with Officers and tow company to be onsite the morning of each tow date - Discussion/update regarding shooting on Oakwood Trail that injured two individuals – both transported to hospital in stable condition, neither party involved are residents of Wildwood and neither are speaking with investigators. - Officers suggested additional “No Parking” signs in Spanish – Agent will inquire if this is an option	N/A – Info only	N/A
3. The Board met with Kelly Elmore of KSN to discuss legal services offered by their firm. The Board will review and make formal decision regarding services at next meeting. Agent forwarded the documents containing the cost of KSN Retainer services during the meeting. Agent will send Board an update via email of what matters remain open with TBV.	Julie	Done
4. Treasurers Report was presented at this time. There was some minor discussion of the 2027 Budget and preparations. Agent will obtain the GL code and description for funding shortfalls in operating from reserve. *Inquiry sent regarding process and possibly GL codes or budgeting options	Julie	Done*
5. The Board reviewed Associa Partner bank rates as it relates to the CD with EBT that will mature on 9/2/26 – the Board voted unanimously to allow the CD to rollover into another 6-month investment with EBT. Agent will inform CASI accounting.	Julie	Done
6. The Board discussed proposals for contracted services for 2027. Pond maintenance proposals for 2027 were reviewed. The proposal from ASAP Aquatics was approved unanimously for algae/aquatic weed treatment, Aquashade colorant, 3-year term, with early payment option. Agent will save the contract to the community file and return a copy to the vendor.	Julie	Done*

Brief discussion regarding pending proposals from BLC for landscaping and snow removal – Agent will forward when received and request additional. *BLC received – requested additional from other vendors		
7. Owner Open Session: - Two residents in attendance (one household) – questions about shooting night previous. Questions about ACR process.	N/A	N/A
8. Insurance renewal proposal from the current Agent and pending insurance proposals were discussed at this time. Steffey Insurance Agency declined to quote as they could not offer any competitive pricing at this time. Shepherd Insurance Agency reported that they have one option pending and will submit a quote if received as soon as possible. Agent will send message to current Insurance Agent to inquire if any additional higher deductible options are available to help reduce the premium. *Message sent & acknowledged – Insurance agent is checking with carrier	Julie	Done*
9. CASI Accounting is tasked to review/audit settled accounts with credit balance and make adjustments as needed. Once complete the Board can review for any needed refunds.	Karla/CASI Accounting	Pending
10. Tim Lord inquired if the Board would allow Scott Mason with Multi-Family Roofing to attend the next meeting at 7PM – the Board approved. Tim will invite the vendor.	Tim	Pending
11. Agent will contact additional vendors for hydro jetting proposals for the dumpster drains.	Julie	Done
12. Next Board Meeting (Executive/Legal): September 16, 6:30 PM Wildwood Clubhouse	ALL	Ongoing

Board of Directors

Date
