

Wildwood II HOA- Board of Directors

Minutes 9/5/2026, Noon

Approved by BOD 10-3-2026

Date: Saturday, September 5, 2026, 12:00pm

Location: Zoom

- 1 **Call to Order-** Garret called the meeting to order at 12:12- proposes closing meeting at 1:30
- 2 **Attendance/ Establish a Quorum- A quorum is confirmed**
 - a. **BOD present:** Mike Byrne, Beth Carns, Garrett West
 - b. **Residents present:** Gozde Cannarella, Brenda Edwards, Mykal Carns, Elizabeth Divanbiegi, Paula Childress, Lori Wise, Eliza, Celeste Wasche, Kelley Meyers
- 3 **Review and approval of August 1st Minutes** Beth moved to approve 2nd to approve minutes. Lori 2nd. BOD approves minutes without dissent
- 4 **Financial Report**
 - a. **Insurance Policy Review** Policy still under review.
 - b. **Accountant reports** Due to difficulty getting communication from the current accountant, a situation that has gone on for some time, it was agreed by the BOD that we should seek a new accounting service. **The BOD- authorized Brenda to contact Brittney Brite (recommended accounting person) to determine if she is a good fit. Brenda will be POC for Brittney. Looking to make change by end of year**
 - c. **Current Financial Status-** Brenda reports that reports are delivered quarterly. No financial report until end of September. Mid Oct.
 - d. **City of Medford Utility rate increase of \$10/unit as of sept.**
- 5 **Old Business**
 - a. **Status update on removal of Tree in front of Elizabeth D's unit** approved in Aug. Meeting (Elizabeth)- Tree has been removed and paid for.
 - b. **Status of tree work in common areas (Mike)** Mike reports that it is complete.. **Garrett moves that HOA reimburse Mike for the tree work. \$2910- all BOD approves, Mike abstains**
 - c. **Status of crack seal project (Mike & Garrett)** Ongoing project. **The HOA will reimburse Mike for purchased materials upon presentation of the receipts.**
 - d. **Status of color scheme research for paint (Celeste)** Celeste presented a color scheme- Some members would like to see a different color option rather than Cadet Blue. Celest will work on it for next meeting
 - e. **Painting Buildings** Elizabeth got a proposal for painting at a \$16,000 per building. Will continue to try and get bids.

Wildwood II HOA- Board of Directors

Minutes 9/5/2026, Noon

Approved by BOD 10-3-2026

- f. **Status update- Moss removal/gutter cleaning and ongoing moss treatment, gutter service (Garrett).** Scheduled for October 12.
- g. **Signage: Pool signs, Trash Signs-** Mike says we are missing one sign for the pool.(maybe CPR posters) Must be readable at entrance to the gate. -
- h. **Cameras/signs at Trash bins-** Cameras are difficult we need an internet connection or someone near trash enclosure to share wifi If we go forward with cameras, will need to be mindful of privacy. For now this is off the table

6 New Business

- a. **Ongoing Pool Maintenance-Repairs and operations.** Board will reimburse Mike for materials related to pool repair when the receipts are presented Brenda will create a bill for for Wildwood I when the expenses are tallied for the repairs and maintenance
- b. **Pool season and hours of operation:** Mike will run pool til equinox and get maintenance bids- He will ask Chantel for a proposal and get other contractor proposals

Tabled to next meeting

- c. **Board Meeting Conduct:** Tabled to next meeting
- d. **Ors 100.480 Written request for documentation** Tabled to next meeting- Elizabeth will give a short presentation
- e. **Pool Rules**
- f. **Fence Repair-** Elizabeth getting proposals for fence estimates. Table to next meeting
- g. **1163 exterior siding**
- h. **Bylaws review of definitions: Unit, General Common Element, Limited Common Element.** *See Declaration Article 3, Article 4, Article 5, Article 6: Supplemental Declaration Article 1, Article 3, Article 4, Article 5 Tabled to a later meeting*
- i. **HOA Proposed Rules**
 - i. Review and comment on Article III, and IV **Tabled to a later meeting**
- j. **Trash Rules**
- k. **State Laws governing HOA Boards**
- l. **Board member responsibilities**
- m. **Home Owners rights and responsibilities**
- n. **Proof of payment on Mike's backyard tree-**
- o. **Invoice process and access for review by Homeowners- Celeste:**
Postponed to next meeting

Wildwood II HOA- Board of Directors

Minutes 9/5/2026, Noon

Approved by BOD 10-3-2026

7 Adjourned at 2:51