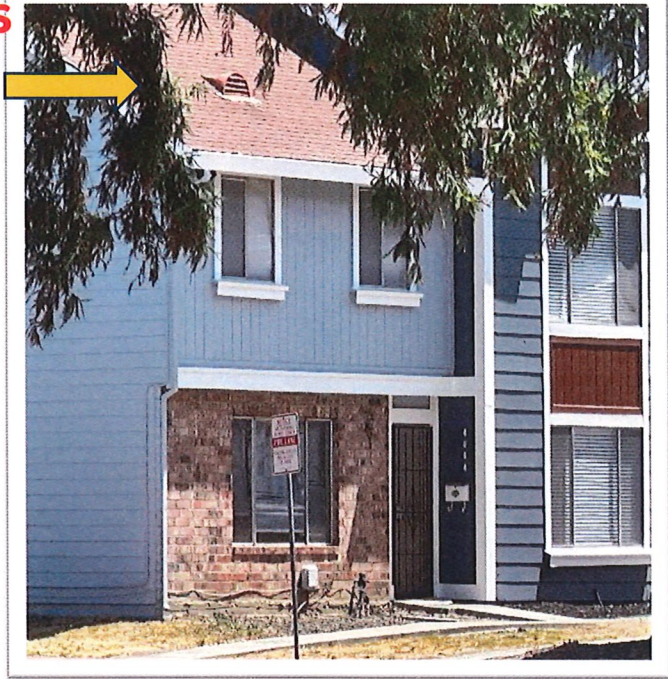


**FROM THIS
TO THIS**



FROM THIS

TO THIS



WW Board Update

June 26, 2023

PAGE 2 - AGENDA

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FINANCIALS, EMAILED SEPARATELY



Wildwood HOA
Board Meeting Agenda
July 26, 2023

Call to order: Time:

Attendees:

Open forum Rules

During an open forum, each attendee may address the board for up to 3 minutes.

A director or manager may briefly respond to statements made or questions posed.

Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others have an opportunity to speak. Speakers may not allot their time to others. All persons must follow Meeting Rules "Roberts Rules".

Possible meet and confers allowed 5 minutes each to present their case.

- Approval of minutes

M
S
C

- Treasurer's report*

M
S
C

- Manager's report

M
S
C

- Liens

M
S
C

- Adjournment of open meeting



**Board Meeting Minutes
June 14, 2023
Meeting Time: 3:00 P.M**

Present via Zoom: Tania, Patrick, Fred, Diana, Lisa, David Albright

The Board resolved to approve minutes from the last meeting.

M-Tania

S- Fred

C- All

A - None

The Board resolved to accept the financials.

M- Fred

S- Diana

C- All

A – None

The Board resolved to accept the Manager's report presented by Lisa.

M- Diana

S- Tanya

C- All

A – None

Motion to close open session

M- Diana

Closed at 3.47pm

Executive Session

Started at 3.47pm

Motion to approve the notices of default as presented by the manager

M-Diana

S-Fred

C-All

A - None

Motion to appoint David Albright to the open position

M- Diana

S- Tania

All

Motion to close executive session

M- Fred

All

Closed at 3:58pm

Diana Pop, Secretary

- Report posted online @ lisafranchoa.com within 30 days of the meeting.
- ** Report posted online @ lisafranchoa.com within 30 days of the meeting.

KEY:

M= MOTION

S= SECOND

C= CARRIED

A=Abstain

Executive session @3.32pm

Fred – Treasurer

Patrick- President

Tanya- VP

Diana- Secretary

UPCOMING FORECLOSURES:

APN

AMOUNT OWED DOES NOT INCLUDE INTEREST, LATE FEES, COLLECTION FEES

049-0310-049-0000	SOLD - ASSOC PAID 8600.00
049-0310-025-0000	13910 READY FOR TRUSTEE
049-0310-003-0000	5580
049-0310-010-0000	12,900.00 READY FOR TRUSTEE
049-0320-017-0000	14290 PAID 10K
049-0310-047-0000	4240
049-0320-050-0000	3795.33
049-0310-048-0000	29000.00-SOLD ENCUMBERED
049-0330-013-0000	6732 PAID 6732...OWES FEES
049-0320-018-0000	4478 PAID IN FULL
049-0320-019-0000	4045 PAID 4045...OWES FEES
049-0330-058-0000	SETTLED PAID 25000.00
049-0350-040-0000	SOLD - ASSOC PAID 27000.00

\$5000.00 is currently the balance of the Association's Trustee escrow fund with S&G Lien Enforcement.

PROJECTS:

ROCK GARDENS AND DRIP SYSTEMS CONTINUE.

NEXT WILL BE THE ADDITION OF BARK & KANGAROO PAWS (pictured) AND SUCCULENTS.



FRONT DOOR ROOFS

REPAIRED OR REPLACED 15 TO DATE

DRYROT/PAINT

RESTORING 4071- 4077 WEYMOUTH COMPLETED NEW WOOD AND PAINT **COMPLETED**

RESTORING 4121- 4133 BROOKFIELD PUSHED TO OCT – **COMPLETED**

CAMERAS

CONTINUE INSTALLING ATTENNAS FOR WIRELESS TRANSMISSION AND TO ELIMINATE COMCAST ACCOUNTS.
THE CONTRACTOR IS TRENCHING INSIDE THE POOL TO EXTEND INFRASTRUCTURE FOR THE CAMERA'S EXPANSION.
CAMERA'S/SYSTEM'S WITH AUDIO ARE BEING INSTALLED.

THE MONEY THE ASSOCIATION WITH

LANDSCAPE

DROUGHT PROOFING

ADDING RUBBER BARK IN FLOWER BEDS AND PLANTING HOSTAS AND SUCCULANTS

NEW LANDSCAPE CONTRACTED COMPANY ONBOARD AND DOING GREAT

DIGGING UP OLD GRASS AND ADDING TOPSOIL TIL SPRING IN MANY AREAS UTILIZING AN ACTUAL BOBCAT
SUPPLIED BY RA HAULING WHO ALSO IS PART OF THE TEAM WHO KEEPS OUR STREETS CLEAN!

ADDED OR REPLACED 10 COURTESY LIGHTS

DOMCO REPAIRED AN UNDERGROUND BROKEN PIPE IN FRONT OF 60 CREEKSEDGE. – COST = 3580.00

EARNING OPPORTYNITY

Staff suggested making \$50 of the \$250 deposit non-refundable, and residents still pay the monitor wages.

This way we can potentially fund pool cleaning/supply's purchasing.

See pool repair quote next page

Please pay operator on next visit or mail check to Best Pool Service.	SUBTOTAL	\$ 7,430
	SALES TAX	0
	TOTAL	\$ 7,430
<p>All sales are final. We accept cash or any major credit card. Make all checks payable to</p> <p>Thank you for your business!</p>		

WHAT'S MADALENE Up To

TopsOne/Enumerate is the system used for management of the property.

- Moved violation procedures from old Tops IQ platform to new Tops One platform
- Improved CCR violation reporting functions for Board Meetings
- Established procedure for updating owners contact information to ensure the owner roster is consistently up to date
- Updated contact information to include units with property managers who address the unit's tenant's needs and requirements
- Established procedures for communicating with property managers to ensure updated information
- Uploaded Grant Deeds to owner file
- Updated Properties to include mailbox key information to confirm how many keys we have and the cost for a replacement key (in addition to adding date of last request for data tracking)
- Set up credit reporting communication with credit reporting company through our established systems
- Updated template letters in system to be consistent in style and requirements
- Set up the collections system within Tops ONE in order to shorten staff time on sending collections out and determining where in the notice cycle, they are in (i.e. Tops keeps track of who has a 1st notice, 2nd notice, Final notice and intent to lien or has been sent to collections already)
- Set up the vendor platform within Tops One for easier tracking of invoices (received vs paid) and vendor information to shorten end of year accounting time. Plans to upgrade into vendor registration for invoice submittal and processing within the year
- Included screened tenant information in owner file to keep track of screened/unscreened tenant within rental units

Payment Platform change in Q4 2022

- A new payment platform was established to obtain greater access to payment receipts and reports while complying with state privacy laws and SOC2 Requirements for taking credit-card information online.
- Procedures were established for accessing this payment platform with unique User IDs.
- Planned upgrades will allow us to continue to accept payments for additional things such as fines/fees, pool rental payment, key requests, etc. with no impact on owners, but with a set rate for the service to the HOA.
- The owner-facing side is easy to use, and most owners did not notice the change or report issues when switching systems.

New Buyer/Owner Binders

- Set up a standard operating procedure for the binder creation under Lisa's templates to ensure all documents going to new buyers/owners are consistent and easier to get out the door

Rules & Regulations Updates:

- Reviewed and revised rules to improve clarity for all residents
- Included visuals to assist in understanding
- Matched document style to existing outgoing notices

Pool:

- Created a dedicated Pool Rules document that reflects the rules within the Rules and Regulations
- Updated monitor duties to reflect pool rules and requirements

- Created a pool rental form to limit Association liability with pool rentals and to assist in recouping costs if incurred

Financial Review:

- Currently in the process of reviewing individual owner accounts to ensure accounts are properly balanced and following collection procedures as we prepare for credit reporting

EDUCATION CORNER

A special assessment is needed to bring Wildwoods roofs up to 10 years remaining life.

The contractor has agreed to 270,000.00 to upgrade the roofs.

270,000.00/136=1986.00 over the course of 24 months would be 82.75 per unit per month.

By statute, HOA boards of directors are allowed to special assess the membership up to 5% of the current fiscal year's budgeted gross expenses without membership approval, regardless of any limitations that might be found in the governing documents. (Civ. Code § 5605(b).) For special assessments over 5% (other than emergency special assessments), boards must seek membership approval.

How to Calculate 5%. If an association's annual budget is \$100,000, the maximum special assessment the board can impose without membership approval is \$5,000. That does not mean \$5,000 per unit. The \$5,000 assessment is divided among all units according to the allocation schedule contained in the CC&Rs. Once an assessment has been approved by the board, proper notice must be given to the membership before it can be collected.

Super-Majority Requirements Invalid. Governing documents that require a super-majority for assessment approval are invalid, such as: approval by a majority of the membership or approval by a majority of a quorum where the quorum is 2/3 of the membership. Such provisions are superseded by the Davis-Stirling Act.

VIOLATIONS AND HEARINGS

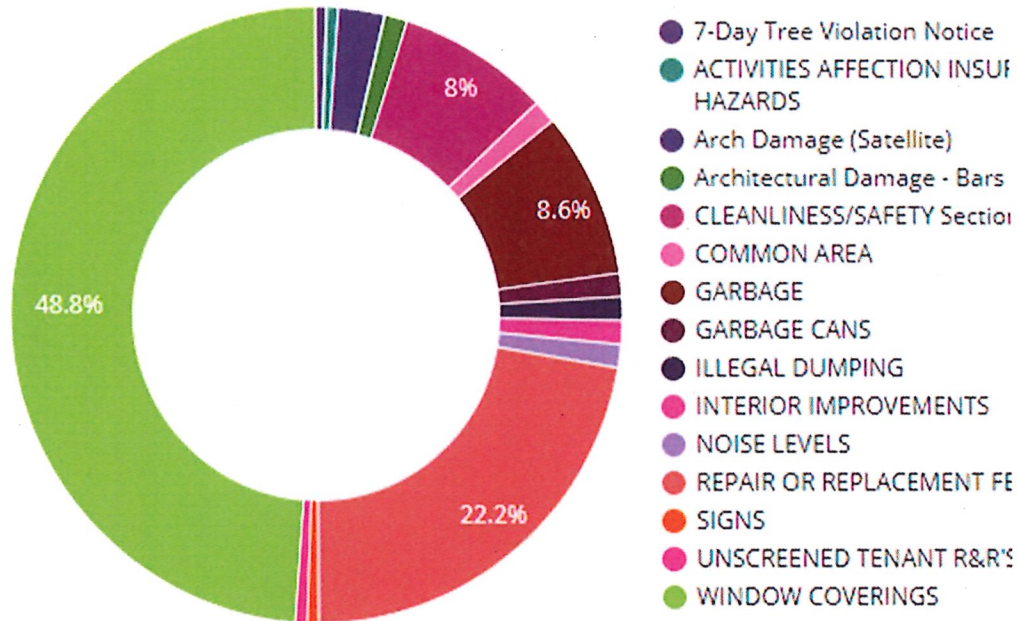
CC&R

Wildwood Homeowners Association

Run Date: 07/13/2023

As of: 07/13/2023

Run Time: 01:51 PM



Total Open CCRs

Violations

107

Outstanding Hearings

16

Completed Hearings

34

Largest Violations

Window Coverings

48.80%

Repair/Replace Fence

22.20%

CC&R

As of: 07/13/2023

Name	CCR	Status	Create Date	Closed Date	Code	Account #	Lot/Unit #
SHRA 1744 BR4125	16609	Hearing	4/21/2023		WIN - WINDOW COVERINGS	5029224125	BR4125

Article

CCR's ARTICLE VII
As of June 22, 2023, blinds are still out of compliance.

Detailed Description

Original Violation:
Subject Unit's blinds are drooping and sagging and need to be replaced.

**Action To Resolve
Location**

July 18, 2023 (7/18/23), at 2:30 PM
4125 Brookfield Drive

Abel Rodriguez BR4135	16624	Hearing	4/21/2023		WIN - WINDOW COVERINGS	5029224135	BR4135
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Article

CCR's ARTICLE VII
As of 6/15/23, screen is still damaged and out of compliance.

Detailed Description

Original Violation-
Subject unit's screen facing Weymouth Lane is damaged. Please repair or replace. See attached images.

**Action To Resolve
Location**

July 18, 2023 (7/18/23), at 3:30 PM
4135 Brookfield Drive

JIANZHOU ZHAO / Di Wei BR4167	16555	Hearing	4/17/2023	CLE - CLEANLINESS/S AFETY Section IV R&R	5029224167	BR4167
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Article

RULES & REGULATIONS SECTION IV, A-J

As of 6/15/23, garbage is still loose around the carport.

Detailed Description

Original Violation-
Subject unit does not comply with garbage rules. Garbage is frequently out of cans. Please correct.

**Action To Resolve
Location**

July 18, 2023 (07/18/23), at 4:30
4167 Brookfield Drive

**BENAVIDES FAMILY TRUST/ETAL
BR4175**

WIN -
WINDOW
COVERINGS

16508
Hearing

4/14/2023
5029224175
BR4175

Article

CCR's ARTICLE VII

As of 6/15/23, blinds are still damaged and out of compliance.

Detailed Description

Original Violation-
Subject unit's window blinds are broken. Please fix blinds. See attached images

**Action To Resolve
Location**

July 19, 2023 (7/19/23), at 2:30
4175 Brookfield Drive

WIN -
WINDOW
COVERINGS

SHRA 1849 BR4195

16460
Open

4/12/2023
5029224195
BR4195

Article

CCR's ARTICLE VII

As of 6/12/23, blinds are still damaged and out of compliance.

Detailed Description

Original Violation-

Subject unit's blinds are out of compliance as they are damaged. See attached images.

July 19, 2023 (07/19/23), at 3:30
4195 Brookfield Drive

Action To Resolve Location

SHRA 1849	BR4195		FNC - REPAIR OR REPLACEMENT FENCE	5029224195	BR4195
	16463	Open	4/12/2023		
Article	PER WILDWOOD RULES AND REGULATIONS Section VII Architectural Control, Subsection Fence				
	Fence has been replaced, but the new fence is held in place by supports facing outward into the carport. Supports must not be visible from the carport.				
Detailed Description	Original Violation- Subject unit's fence is leaning and crooked. Subject unit received notice to repair fences before April. Fence has not been fixed.				
Action To Resolve Location	July 19, 2023 (7/19/23), at 3:30 4195 Brookfield Drive				

Sai SADAN / Ramu P. 1852	BR4197		WIN - WINDOW COVERINGS	5029224197	BR4197
	16461	Open	4/12/2023		
Article	CCR's ARTICLE VII				
	The blinds on the front and street facing sides of the building are still damaged and out of compliance.				

Detailed Description

Original Violation-

Subject unit's blinds are damaged in multiple places. See attached images.

July 19, 2023 (07/19/23), at 4:30 PM
4197 Brookfield Drive

Action To Resolve Location

William	1708 BR4101 HAMPTON	16646	Hearing	4/21/2023	WIN - WINDOW COVERINGS	5029224101	BR4101
Article	CCR ARTICLE V - Architectural Control						
Detailed Description	<p>In addition to the bars still being present on the 1st floor side window, the 1st floor kitchen window also has bars. The 1st and 2nd floor windows on the front of the unit also have sagging blinds that need to be hung properly or replaced with correctly hung blinds.</p> <p>Original Violation- Security bars are installed on the exterior of the unit. Security bars may only be installed on the interior of windows. Please remove and fix damage done to the siding. See attached images.</p>						
Action To Resolve Location	July 24, 2023 (7/24/23), at 2:30 PM 4101 Brookfield Drive						
Jaylee Brunner	BR4107	16641	Hearing	4/21/2023	CLE - CLEANLINESS/ AFETY Section IV R&R	5029224107	BR4107
Article	RULES & REGULATIONS SECTION IV, A-J						
Detailed Description	<p>As of 6/29/23, garbage is still loose around the carport.</p> <p>Original Violation- Subject unit has debris in the carport area. Dispose of it properly and remove it from common area property. See attached image</p>						
Action To Resolve Location	July 28, 2023 (07/28/23), at 2:30 PM 4107 Brookfield Drive						

Mark A Craig 1870 CE60 16871 Hearing 4/28/2023 WIN - WINDOW COVERINGS 5029001160 CE60

Article CCR ARTICLE V - Architectural Control

Bars are still present on 2nd floor window.

Detailed Description

Original Violation-

Subject unit has bars on the second story window facing the carport. Bars must be removed from siding. Bars may only be installed inside of the unit. See attached image.

Action To Resolve Location July 28, 2023 (07/28/23), at 3:30 PM 60 Creeks Edge Way

SHRA 1900 SA4071 16903 Open 5/1/2023 GAR - GARBAGE 5029444071 SA4071

Article CCR's ARTICLE VII

As of 6-29-23, different garbage is now in the carport.

Detailed Description

Original Violation-

Subject unit has garbage sitting in the carport unit. Please remove garbage from the carport area and dispose of it properly in containers. Should the Association have to haul it, a fee will be applied for the cost of hauling. Cost may not be competitive.

Action To Resolve Location July 31, 2023 (07/31/23), at 2:30 PM 4071 Savannah Lane

Omari Hudson SA4073 16913 Open 5/1/2023 GAR - GARBAGE 5029444073 SA4073

Article CCR's ARTICLE VII

As of 6-29-23, garbage is still loose around the fence.

Detailed Description
Original Violation-
Subject unit has garbage outside of sanitary containers in the carport area. Please remove and dispose of properly. Should the Association haul trash items, subject unit will be fined for the cost of hauling. Cost may not be competitive.

Action To Resolve Location
July 31, 2023 (07/31/23), at 3:30 PM
4073 Savannah Lane

HARRY WILLIAMS SA4077 17826 Open 7/10/2023 5029444077 SA4077
FNC - REPAIR
OR
REPLACEMENT
FENCE

Article
PER WILDWOOD RULES AND REGULATIONS Section VII Architectural Control, Subsection Fence

Detailed Description
The fence and gate are no longer standing up to Association rules and regulations. Items have been removed and stored on the patio. Please repair or replace the fence up to Association Rules and Regulation requirements.

Action To Resolve Location
July 31, 2023 (07/31/23), at 4:30 PM
4077 Savannah Lane

SHRA 1933 SA4083 16928 Open 5/1/2023 5029444083 SA4083
WIN -
WINDOW
COVERINGS

Article
CCR's ARTICLE VII

As of 7-10-23, blinds are still visibly damaged. In addition, a wire is hanging over the 1st floor window.

Detailed Description

Original Violation-
Subject unit has warped blinds. Please repair and replace. See attached image.

Action To Resolve Location

August 01, 2023 (08/01/23), at 2:30 PM
4083 Savannah Lane

SHRA 1909 SA4075	16916	Open	5/1/2023	WIN - WINDOW COVERINGS	5029444075	SA4075
Article	CCR's ARTICLE VII					
Detailed Description	As of 7-29-23, the carport blinds are hidden by covers, which are in violation as well. The 2nd floor blinds on the front of the building are also damaged and must be replaced. The 1st floor screen on the front also has a loose piece of the screen or a wire dangling out of it and must be repaired. Due to these all being violations of the Window CCRs, they are being rolled into this existing violation.					
Action To Resolve Location	Original Violation- Subject unit has blinds missing on second story window. Please repair or replace as appropriate. August 01, 2023 (08/01/23), at 3:30 PM 4075 Savannah Lane					

Action To Resolve Location

Li Meifeng / Yingfeng XU 1969 WE4058

Article

PER WILDWOOD RULES AND REGULATIONS Section VII Architectural Control, Subsection Fence

Li Meifeng / Yingfeng XU 1969 WE4058	16801	Open	4/26/2023	FNC - REPAIR OR REPLACEMENT FENCE	5029554058	WE4058
Article	PER WILDWOOD RULES AND REGULATIONS Section VII Architectural Control, Subsection Fence					

As of 6-29-23, fence is still supported by bungee cords to prevent leaning.

Detailed Description
Original Violation-
Subject unit's fence is leaning and has bungee cord attached. A notice was sent out in February allowing a grace period to be fixed. This fence has not been fixed within the grace period and must be fixed. Please see attached images.

Action To Resolve
August 4, 2023 (8/4/23), 2:30 PM
4058 Weymouth Lane

Location

1B27010
CASE NUMBER

SUBMIT MONTH 6th

Abram McKnight
CASE NAME

Abram J McKnight III
4197 Brookfield DR
Sacramento, CA 95823-3557



...ING ON TIME, PLEASE SIGN THE FORM

NEED HELP? ()

Worker Name

Worker Phone

County

Street address

City, State, Zip code

Barcode :

*01479481



Check the box if you would like to STOP getting any of the following:
 STOP my CalWORKS
 STOP my CalFresh
 STOP my Medi-Cal

1. Has anyone moved into or out of your home (including newborns) or did you move since you last reported? Yes No (If yes, complete the section below)

Date of Move (mm/dd/yyyy)	Name (First, Middle, Last)	Date Of Birth	Relationship to You
<input type="checkbox"/> In <input type="checkbox"/> Out / /			
<input type="checkbox"/> In <input type="checkbox"/> Out / /			
<input type="checkbox"/> In <input type="checkbox"/> Out / /			

Have there been any changes to your address since you last reported? Yes No
New address: _____
Mailing Address (if different than above) _____
Date Moved: _____

You have moved since you last reported please fill out the section below:
Rent or mortgage per month now? _____ (if paid separately, your property taxes and home insurance)
Do you have utility costs that are not included in your rent or mortgage payment? If so, check what:
 Trash Water Electric/Gas Other heating or cooling costs

ARKs only: Is anyone in your home:
Running from an outstanding warrant?
Found by a court to be in violation of probation?
 Yes No (If yes, _____)



4197 BROOKFIELD MEET AND CONFER

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
MEMPHIS, TENNESSEE
TO: SAC, MEMPHIS (44-1987) (P)
FROM: SAC, BROOKFIELD (44-1987) (P)
SUBJECT: [REDACTED]

1. Has anyone advised you or not of your home (including residence) or did you move in with someone else since you last departed? Yes No

2. If you have moved since you last departed please fill out the attached below:
Your last or change of home number: [REDACTED] If paid telephone, your carrier's name and home telephone per month: [REDACTED]

3. Do you have any debts that are not included in your last or change of home number? Yes No

4. CarWorke only: Is anyone in your home?
A. Running from an outstanding warrant? Yes No
B. Found by a court to be in violation of probation or parole? Yes No

5. Whether known: Is anyone who gets CarWorke and is 30 years old or older...
A. Running from an outstanding warrant? Yes No
B. Found by a court to be in violation of probation or parole? Yes No

