



**OUR NEWEST ROCK GARDEN ON CREEKSEDGE**

**PAGE 2 - AGENDA**

**PAGE 3 – MINUTES**

**PAGE 4 – PROJECTS AND OTHER INFO**

**PAGE 5 - BOARD CONTACT INFO & FORECLOSURES**

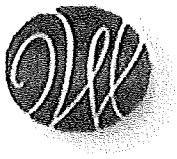
**PAGE 6 – INSURANCE**

**PAGE 9 - EDUCATION CORNER –**

**PAGE 10 – VIOLATIONS**

**PAGE 11 – LIENS/NODS**

**WW Board  
Update  
September  
2022**



Wildwood HOA  
Board Meeting Agenda  
September 13, 2022

Call to order:      Time:

Attendees:

Open forum Rules

During 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".

- Approval of minutes  
M  
S  
C
- Treasurer's report\*  
M  
S  
C
- Manager's report to include Insurance Renewal\*\*  
M  
S  
C
- Liens  
M  
S  
C
- Adjournment of open meeting



**Board Meeting Minutes  
July 20, 2022  
Meeting Time: 3:00 P.M**

Call to order: 3:05 p.m.

Attendees: Patrick, Diana, Fred,

Absent: Jelani

No community members were in attendance.

- The Board resolved the approval of minutes for March 2022.
  - M - D
  - S - Y
  - C - All
  
- The Board resolved to accept the Treasurer's report.
  - M - D
  - S - Y
  - C - All
  
- The Board resolved to accept the Manager's report. \*\*
  - M - D
  - S - Y
  - C - All
  
- Liens
  - N/A
  
- Adjournment of open meeting: 8:00 p.m.
  
- 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=All**

*Secretary,*

*Diana Pop*



**PROJECTS:**

**TREES**

CUT 3 REDWOODS:

2 NEXT TO 4071 WEYMOUTH THAT COST THE ASSOCIATION **3000.00** IN REIMBURSEMENTS TO THE OWNER FOR PLUMBING DAMAGE FROM THE ROOTS SCHEDULED FOR 03/20/22.

1 NEXT TO 4101 BECAUSE OF ROOTS GROWING INTO THE FOUNDATION

INSTALLED 4 NEW ROCK GARDENS

**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**

SEPARATED WW CAMERAS FROM MCE AT THAT BOARD PRESIDENTS INSISTANCE. INSTALLING ATTENNAS FOR WIRELESS TRANSMISSION AND TO ELIMINATE COMCAST ACCOUNTS.

**LANDSCAPE**

DROUGHT PROOFING 4077 - 4085 SAVANNAH

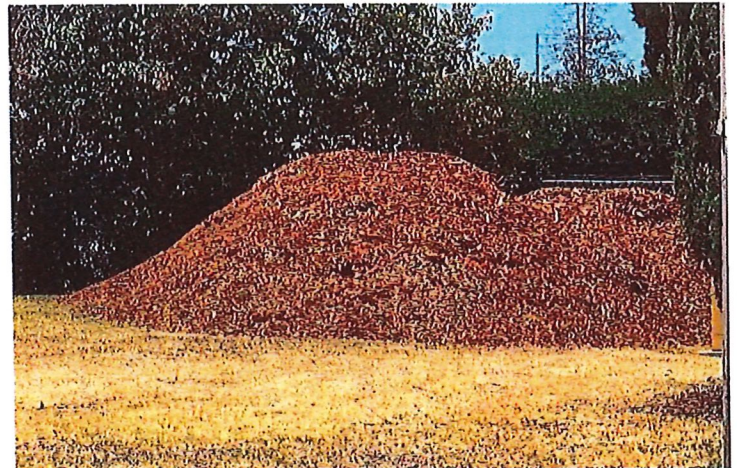
ADDING RUBBER BARK IN FLOWER BEDS AND PLANTING HOSTAS AND SUCCULANTS

NEW LANDSCAPE/MAINTENANCE COMPANY ONBOARD

DIGGING UP OLD GRASS AND ADDING TOPSOIL TIL SPRING IN MANY AREAS:

INSTALLED 4 NEW ROCK GARDENS

ADDED OR REPLACED 18 COURTESY LIGHTS



NUMBER OF VISITORS TO THE SITE OFFICE FR: JULY- AUGUST 41  
NUMBER OF INTERACTIONS WITH LAW ENFORCEMENT: 8

**UPCOMING  
FORECLOSURES:**

APN	AMOUNT OWED
049-0310-049-0000	5600
049-0320-008-0000	8160
049-0350-015-0000	14570
049-0310-025-0000	13910
049-0310-003-0000	5580
049-0310-010-0000	7040
049-0310-048-0000	21140
049-0320-017-0000	14290
049-0310-047-0000	4240
049-0320-050-0000	3795.33
049-0330-013-0000	6732
049-0320-018-0000	4478
049-0320-019-0000	4045
049-0320-010-0000	5810
049-0310-037-0000	5330
049-0330-058-0000	33785.53
	158505.90

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







## **EXECUTIVE COVERAGE PROPOSAL:**

### **BUILDING COVERAGE: \$39,927,700.**

➤ **150% EXTENDED REPLACEMENT COST LIMIT: \$59,891,550.**

Special Form, Blanket Limit, and 150% Extended Replacement Cost on buildings/structures. **In addition to the above:** \$150,000 Specified Property, \$50,000 Outdoor Property (\$25,000 Per-Tree Limit), and \$50,000 Outdoor Signs (\$25,000 Per-Sign Limit).

- Water Deductible: \$20,000 AOP Deductible: \$10,000.
- Building Ordinance B (*Demolition*): \$998,155.
- Building Ordinance C (*Increased Cost of Construction Due to Building Code Upgrades*): \$998,155.
- Back-Up of Sewer and Drain: \$50,000.
- Loss of Assessments/Extra Expense: \$100,000.
- Earthquake Sprinkler Leakage: EXCLUDED – no fire sprinklers

### **GENERAL LIABILITY COVERAGE:**

Broad Form Liability, Personal and Advertising Injury, Non-Owned and Hired Auto Liability, Host Liquor Liability.

- Limit: \$1,000,000. Per Occurrence / Aggregate Limit: \$2,000,000. / No Deductible
- Fire Legal Liability: \$75,000. / No Deductible
- Premises Medical Expense Limit: \$5,000. / No Deductible
- Cyber Liability and Data Breach Expense: \$50,000. / \$2,500. Deductible.

### **EMPLOYEE DISHONESTY COVERAGE:**

Civil Code 5806: Unless the governing documents require greater coverage amounts, the association shall maintain coverage in an amount that is equal to or more than the combined amount of the reserves of the association and total assessments for three months.

- Limit: \$150,000. / Deductible: \$500.

### **DIRECTORS AND OFFICERS LIABILITY COVERAGE:**

- Limit: \$1,000,000. Per Occurrence / Aggregate \$1,000,000.
- Deductible: \$1,000.

### **INCIDENTAL WORKERS COMPENSATION COVERAGE:**

- Limit: \$1,000,000. / \$1,000,000. / \$1,000,000.

### **UMBRELLA LIABILITY COVERAGE: INCLUDES D&O, GENERAL LIABILITY, AND WORK COMP/EMPLOYERS LIABILITY:**

- Limit: \$5,000,000.
- Self-Insured Retention: \$0.



**R U S S O**

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— INSURANCE AND FINANCIAL SERVICES —

Wildwood Homeowners Association

## BIND REQUEST & OPTIONAL COVERAGE:

*Signing below binds this coverage as of the 10/08/22 renewal date and accepts the coverage and/or changes requested.*

Bind All Coverages (Page 2).....Premium: \$52,564.

### Optional Coverage

- Quote Earthquake/DIC Insurance Coverage – not currently covered
- Quote Flood Insurance Coverage – not currently covered

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

Fax or Email your acceptance to: (916) 797-3388 or [kevin@rickrussoinsurance.com](mailto:kevin@rickrussoinsurance.com)

- ✓ Please sign and return prior to renewal date to avoid any lapse in coverage.
- ✓ We can NOT Bind coverage prior to receipt of this offer.

**\*THIS PAGE MUST BE RETURNED\***

**Disclaimer: This renewal offer is an executive summary review and not the actual insurance policies. It only provides a brief description of coverages and premiums for the risks insured. Premiums are based on information received through the insured or management representative, document review, on-site agent inspection, loss control inspections and underwriting investigation.**





# RUSO

GET TO KNOW US - BEFORE YOU NEED US  
INSURANCE AND FINANCIAL SERVICES

## INVOICE

**Customer**

Name Wildwood Homeowners Association

**Misc**

Date 8/24/2022

Order No. 2022

Rep Hughes

FOB

Qty	Description	Unit Price	TOTAL
1	<b>POLICY PERIOD: 10/08/2022 to 10/08/2023</b> Master Policy-Billed Monthly From Farmers Directors & Officers Policy 5M Umbrella Policy Work Comp Policy- Billed Directly From Farmers	\$ 49,873.00	\$ 2,086.00
	Total Annual Premium: \$52,564	\$ 605.00	
*Premiums not received on/before the renewal date are subject to a \$20 per policy late fee			

SubTotal \$ 2,086.00

Shipping

**Payment**

Name Lisa Lindsay

Expires 10/8/2022

**TOTAL** \$ 2,086.00Please Make Check Payable to **RUSO**  
**INSURANCE AGENCY****Premium is Due UPON RECEIPT.** Premiums not received on/before the renewal date are subject to a \$20 per policy late feePhone: (800) 281-7873 - Fax: (916) 797-3388 / [www.rickrussoinsurance.com](http://www.rickrussoinsurance.com)

951 Reserve Drive, Suite 160, Roseville, CA 95678

~License: AZ 156230 • CA: 0672254 • CO: 160637 • NC: 2725401 • NV: 870947 • UT: 441144 ~



## EDUCATION CORNER

Sept. 8, 2022

Fannie Mae, the federally backed mortgage giant, has changed its lending rules.

“In the past, Fannie Mae bought apartment loans based on a building’s financial health,” says Jerry Niemeier, an authority in co-op lending. Then came the deadly Florida **condo collapse**. “Now Fannie Mae is asking lenders to essentially certify that there are no significant **deferred maintenance issues** or **unsafe conditions** in the building. And if repairs are needed, they have to demonstrate that boards have the ability to pay for them.”

Lenders will now place the burden of proof on co-op and condo boards to show that repairs have been made or are planned – and funded – before they will issue mortgages to potential apartment buyers.

To this end, co-ops and condos are being put under the microscope. Fannie Mae has expanded the form it requires lenders to submit to boards and their property managers before deciding to finance a purchase in their building, which now includes detailed questions about the building’s **inspection history** and its **action plan** to remedy deficiencies – and even asks for copies of **board-meeting minutes**.

While lenders are reviewing balance sheets and cash-flow statements as usual, they’re now giving extra scrutiny to **reserve funds** and **special assessments**. “Typically, assessments are discussed and voted on in the minutes, which accountants always read,” says Darren Newman, the managing partner at the accounting firm **Newman Newman & Kaufman**. “If there is an assessment, we obtain the shareholder notice letter that describes what it’s for and how it’s being implemented.”

Date	APN	Reason
6/5/2022	049-0320-029-0000	Window vio
6/6/2022	049-0320-001-0000	unscreened constant foot traffic,parking
6/7/2022	049-0330-015-0000	dumping reimb 1200.00
6/8/2022	049-0320-018-0000	fence hearing
6/9/2022	049-0320-008-0000	fence hearing
6/10/2022	049-0330-009-0000	fence hearing
6/11/2022	049-0330-012-0000	fence hearing
6/12/2022	049-0320-013-0000	fence hearing
6/13/2022	049-0310-042-0000	fence hearing
6/14/2022	049-0350-020-0000	fence hearing
6/15/2022	049-0320-001-0000	fence hearing
6/16/2022	049-0320-043-0000	fence hearing
6/13/2022	049-0320-007-0000	fence hearing
6/14/2022	049-0320-010-0000	fence hearing
6/15/2022	049-0320-008-0000	parking 10.000 insurance decutable
6/16/2022	049-0350-019-0000	fence hearing
7/22/2022	049-0320-008-0000	fence hearing x2 not corrected
7/22/2022	049-0320-007-0000	fence hearing x2 not corrected
7/22/2022	049-0320-010-0000	fence hearing x2 not corrected
7/22/2022	049-0330-014-0000	fence hearing x2 not corrected
7/25/2022	049-0350-020-0000	fence hearing x2 not corrected
7/23/2022	049-0350-019-0000	parking 10.000 insurance decutable
7/24/2022	049-0320-049-0000	parking reoccurring issues fire lanes
7/25/2022	049-0281-009-0001	Nuisance staff 5000.00 deposit, and 2500.00 deposit for threats made.
7/26/2022	049-0310-021-0000	Nuisance,unscreened, traffic
8/10/2022	049-0330-014-0000	parking expired vehicle
8/22/2022	049-0320-044-0000	trash left
8/16/2022	049-0320-008-0000	trash left in common area reimb 1500.00 deposit/parking in fire lane
9/14/2022	049-0310-021-0000	Nuisance window vio
9/15/2022	049-0310-024-0000	invoice office window broken 1750.00 reimb
9/15/2022	049-0310-026-0000	invoice office window broken 1750.00 reimb
9/15/2022	049-0310-029-0000	invoice office window broken 1750.00 reimb
9/28/2022	049-0310-021-0000	nuisance 2500.00 deposit fines.

**WILDWOOD**  
**HOMEOWNERS ASSOCIATION**

**BOARD APPROVAL FOR NOD RECORDATION**

RESOLVED: That this Association, acting through counsel for the Association, shall instruct the trustee designated in the Association's notice of claim of lien with respect to the following property(ies) to cause a **notice of default** to be duly issued and recorded in accordance with all applicable laws, promptly following the conclusion, satisfaction and/or expiration, as applicable, of all remaining preliminary actions and/or time periods or other preconditions required by law in advance of recordation of any such notice of default, with respect to the following property(ies) and the underlying notice(s) of claim of lien, at the

**Executive meeting held on \_\_\_\_\_**

<u>Acct#</u>	<u>APN#</u>	
5029224149	049-0320-037-0000	L-354
WE4083	049-0310-037-0000	L-357
BR4183	049-0330-008-0000	L-363
BR4129	049-0320-027-0000	L-366
WE4102	049-0320-012-0000	L-367
WE4088	049-0310-020-0000	L-369
SA4073	049-0350-019-0000	L-370

The undersigned further certifies that the undersigned is (Position) \_\_\_\_\_  
of and/or for the Association, and that this certification is executed on the \_\_\_\_ day of  
\_\_\_\_\_, 2022.

\_\_\_\_\_  
[Name]

\_\_\_\_\_  
[Print Name]



**WILDWOOD**

**HOMEOWNERS ASSOCIATION**

**BOARD APPROVAL FOR LIEN RECORDATION**

RESOLVED: That this Association, acting through counsel for the Association, shall cause a **notice of claim of lien**, for unpaid assessments and all other related costs and charges, to be recorded with the County Recorder's Office, in accordance with all applicable laws, promptly following the conclusion and/or expiration, as applicable, of all remaining preliminary actions and/or time periods required by law in advance of recordation of any such notice of claim of lien, with respect to any assessment delinquency due to this Association not paid in full within 30 days after issuance of a preliminary notice of intent to record a notice of lien, including without limitation the following matter(s)/property(ies) at an:

Open meeting held on \_\_\_\_\_

<u>Address</u>	<u>Acct#</u>	<u>APN #</u>	
4149 Brookfiled Drive	5029224149	049-0320-037-0000	L-354
4083 Weymouth Lane	WE4083	049-0310-037-0000	L-357
4183 Brookfield Drive	BR4183	049-0330-008-0000	L-363
4129 Brookfield Drive	BR4129	049-0320-027-0000	L-366
4102 Weymouth Lane	WE4102	049-0320-012-0000	L-367
4088 Weymouth Lane	WE4088	049-0310-020-0000	L-369
4073 Savannah Lane	SA4073	049-0350-019-0000	L-370

The undersigned further certifies that the undersigned is (Position) \_\_\_\_\_ of and/or for the Association, and that this certification is executed on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
[Name]

\_\_\_\_\_  
[Print Name]