

**Minutes**  
**Wildwood Lot Owner's Association**  
**Park Council Meeting**  
**April 11, 2015**

**Members Present:** Carol Poeschel, Cindy Tanner, Dwayne Overly, Hank Short, Hope Berhorst, Jason Hake, Jeff Weislocher, John Leykamp, Linda Haynes, Margaret Altman, Mark McDonald, Mike Woolley, Patty Clough, Penny O'Dell, Ray Lasley, Rose Leykamp, Sam Lasley, and Trudi Elliott

**Members Absent:** Greg Lauber, Jim Bumpus, Robyn Overly

**Guests:** Brandon Matteson, Debby Johnson

**Call to Order:** The meeting was called to order by Hope Berhorst, chair. A quorum was established.

**Approval of Minutes:** The March 2015 minutes were reviewed. Mark motioned to approve the minutes as given. Cindy seconded the motion. Motion carried.

**Public Comments:**

- Lot owner Crow 94 said he was told horses are not allowed in Wildwood. His neighbor has a pig and he wants to know if pigs are allowed since horses are not. The neighbor has a pen constructed out of four hog panels for the pig. Lot owner would like to bring his horse. Park Council members discussed:
  - Are pens considered fences and are they regulated?
  - Fences must be constructed of wood, a maximum of 36 inches tall, and a minimum of twelve inches above the ground – believe this is to protect wildlife.
  - Pets cannot be left outside in a pen overnight.
  - Insurance might be higher if we allow horses.
  - Horses and ATVs are not a good combination.
  - Pig is Lot Owner's pet. Any animal could be considered a person's pet.
  - Where do we draw the line on what type of animals will be allowed? Chickens, goats, etc.
  - It was decided to ask the Board when they meet with us.
- Lot Owner Crow 94 also asked about burn bans. Why was there a ban last week when there had been so much rain? How do you know about the ban if they issue the ban after you enter the Park (bans are posted on gate)? Question for the Board.

**Financial Report** – Cindy distributed the March 2015 Financial Report in Robyn's absence. Mark made a motion to accept the report as given. Mike seconded the motion. Motion carried.

**Internal Affairs Report** – given by Mark McDonald.

- Big thanks to Trudi and Patti for riding with Mark to make sure lots matched inspection forms and pictures. Mark also thanked the Office for their help with mailing addresses, etc. Letters will go out Monday. Will re-inspect lots in May.
- Mark asked how to handle one of the inspection forms. Lot Owner Robin 85 is locked out. We fined Lot Owner two months ago for condition of lot (recliners, furniture, trash, etc.). This is the same lot that another lot owner moved a trailer on and has been using during the lockout. Mark will investigate the Lot Owner's circumstances before issuing another fine.
- Mark said a couple of Lot Owners asked him to ask if it was a conflict of interest for a Board member

to work for the company Wildwood hired to deliver rock. Trudi said there is a nepotism policy resolution and could back track to find it. Margaret asked if Bert is using gate card when driving the dump truck. Dump trucks should use vendor gate to prevent damage to gate.

- Linda asked if Board members can do work for lot owners and receive compensation. (Question for Board)
- John asked who can run Wildwood's equipment. (Question for Board)
- Margaret asked if Wildwood Maintenance can work for other Lot Owners after hours or is this taking work from Wildwood. (Question for Board)
- Penny stated there was an electric line knocked down by Bert while spreading gravel. Was there a bill and who is responsible? (Question for Board)
- A couple of Park Council members commented that they were almost hit by Bert while driving the dump truck. Did anyone report to his employer? Hope asked if they had filed a complaint. Carol said their best defense is to document time, place, etc. Nothing can be done if a complaint is not filed and signed. Margaret said WW employees are not allowed to write complaints. Is there a rule that WW employees cannot write a complaint without retribution? (Question for Board)

Carol made a motion to accept the report as given. Cindy seconded the motion. Motion carried.

**Other Questions for the Board** – Hope asked if anyone had questions for the Board before they arrived:

- Patty – would like more information regarding the March 14 Board minutes – first paragraph on second page.
- Linda – what is the situation regarding the water running down the road next to the Chillin' on the Hill lot? There is a pipe sticking out that has an elbow on it.
- Trudi – at the last joint PC/Board meeting, it was mentioned one of the pool walls was collapsing. Will it be repaired before the pool is open?
- Hank – pool pumps should be removed at end of season. Is this being done?

#### **Joint Meeting – Board of Directors and Park Council:**

Board Members Present: Tammy Spyers, Ron Maietta, Stan Altman, Bert Konle, John Haynes, Lisa Bryan and Ron Tesson.

- \$10,745 was saved on the well due to volunteers and maintenance.
- Bert stated he works for Gallup who contracts with Mertens so there isn't a conflict of interest.
- Bert acknowledged he had knocked down a power line with the dump truck because the bed was too high. Wildwood was not charged for the repairs.
- Tammy reported several Board members, PC members, and Dean went with Holterman Brothers on the 400 to look at the timber. Holterman Brothers felt the timber is healthy and some trees need to be cut. They did only looked at a small part of the common ground in the park and some trees were identified there. Trudi asked if this will be brought up at the Lot Owners meeting. The Board wants to get two more assessments. They were supposed to meet with someone today but they cancelled. If trees are harvested, Dean and Bryan will be in charge of keeping track of the trees coming and going out of the Park.
- With assessments due March 31, \$27,829.99 was transferred to the DNR fund and \$41,797.75 was transferred to the CIMR account.
- New Grasshopper mower was purchased and paid for in full.
- Pool is scheduled to open on time. The wall will be patched and will try to get wall repaired before next year.

- Board was asked their opinion about horses, pigs, etc. in WW. Ron M stated there is nothing in the By Laws and Covenants now about hooved animals (there had been in the past). The Board will discuss at their meeting and wanted Park Council to come up with suggestions.
- Are pens considered fences? Ron M affirmed there are no rules on pens. Pens are everywhere in this park. Ron T noted that animals must be kept inside at night.
- Can Park Council/Board members take compensation from lot owners for work? There are no rules against this.
- Can WW maintenance work for lot owners on their own time for compensation? There are no rules against this.
- Is there a rule that WW employees cannot file a complaint? No rule but employees should go to their liaison. Ron M is the liaison for Maintenance and Tammy is the Office liaison.
- Bert asked if a complaint/fine was issued against Crow Park 1 Lot 12 since the Fire Department was called out to his lot again. Mark will look into this.
- Question to the Board: The March Board Minutes, first paragraph, second page: "John Haynes feels Bandre changed his stance on the voting issue, and he would like to know why." Board is trying to schedule a meeting with Bandre. Ron T stated there isn't anything we can do until their meeting. Board would like the Park Council to give them their opinions on the August vote.
- Board has sent the Covenants and By-Laws to the lawyer.
- Chillin on the Hill – Bert believes the water on the road is from a wet weather spring and will dry up. Dean has checked with a chlorine testers and no chlorine was found indicating the water is from a spring. Dean will get with Lot Owner to discuss.
- Per Stan, the pool pump is being maintained and removed at the end of the season.
- The Office and Bill are the only ones authorized to issue/post a burn ban.
- Ron M – Board is looking at changing the date to pay for decals/stickers. Board member can do inspections for ATV's.
- Mark asked if WW would supply him a phone. Mark is the chair of Internal Affairs. The Office cannot answer questions about the cleanup letters.
- Bert stated there would be no more deals cut for payments.

#### **Park Council Meeting Resumed:**

#### **Environmental Report** – given by Dwayne Overly.

- Approved permits for the following: one enclosed car port, one cabin, five sheds, one pavilion, one deck, one addition to a shed, one top skirt for an RV port, one RV port, and one lean-to on a shed.
- Board had a special meeting to review the Building Codes. There are a few changes – all electric must be buried in conduit. Tammy will make changes to the document.
- Dwayne passed around a picture of a shipping container a lot owner wants to convert into a cabin. Dwayne said he originally told the lot owner "no" but thought he should bring it to Park Council to decide. Dwayne polled Board members while they were arriving/leaving the Park Council meeting and they were unanimously opposed to the container. No Park Council member spoke in favor of the container. Trudi asked Dwayne if the Board could put it in the resolutions.

Mark made a motion to accept the report as given. Cindy seconded the motion. Motion carried.

#### **Natural Resources Report** – given by Hank Short.

- Approved 56 trees over eleven lots. No second trailer requests. Trudi asked if they had two signatures on permit(s) for request of more than five trees on one lot. They did.

Dwayne made a motion to accept the report as given. Mark seconded the motion. Motion carried.

**Social Committee Report** – given by Rose Leykamp.

- Thanks to Trudi, Dwayne, and Robyn for coordinating the Easter Egg Hunt. Approximately 45 kids participated. A big thanks to everyone who donated approximately 500 candy/money filled eggs. Many of the eggs were returned and are in the storage room.
- The next event will be the Night Fun Run on May 9.

Mark made a motion to accept the report as given. Cindy seconded the motion. Motion carried.

**Clubhouse Committee Report** – given by Penny O'Dell. Nothing to report since the Club House had not been rented.

**Old Business:** None brought forward.

**New Business:**

- Hope wanted to let everyone know a date for the quilt raffle drawing (Kramer benefit) has not been determined yet. Would like to sell more tickets before setting a date.
- After a brief discussion on animals, John suggested we table the discussion/vote until the next meeting so Park Council members could talk to their neighbors. Hope asked suggestions be sent to her.
- Board asked us to give them our (Park Council's) opinion on the August vote. Hope will send an email out to remind us to send her our comments.

Mark made a motion to adjourn. Cindy seconded the motion. Motion carried.

Respectfully submitted by Park Council Secretary, Rose Leykamp

  
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