

**Minutes
Wildwood Lot Owner's Association
Park Council Meeting
September 12, 2015**

Members Present: Carol Poeschel, Cindy Tanner, Dwayne Overly, Hank Short, Hope Berhorst, Jim Bumpus, John Leykamp, Linda Haynes, Mark McDonald, Mike Woolley, Patty Clough, Ray Lasley, Robyn Overly, Rose Leykamp, and Trudi Elliott

Members Absent: Greg Lauber, Jason Hake, Jeff Weislocher, Margaret Altman, Penny O'Dell, and Sam Lasley

Guests: Mark Schepers, Tracy Maietta, and Larry Schneider.

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

Approval of Minutes: The August minutes were reviewed. Dwayne motioned to approve the minutes as written. Mark seconded the motion. Motion carried.

Public Comments:

- Lot owner D78 – tickets were issued to D76/77 and then reissued to him. There were four tickets issued on July 18 and the tickets were issued within four minutes. Trudi asked LO if anyone else could have been riding his ATV. Security said it was the "long haired guy". Rose asked if security had been contacted but security's signature was not legible. John motioned Park Council throw out the tickets due to tickets being sent to wrong lot owner and the length of time since they were issued. Linda seconded the motion. Eight voted in favor, five opposed, and one abstained. Lot owner was advised he is responsible for his guests.

Financial Report – given by Robyn Overly.

- She gave a comparison of August 2014 to August 2015. Accounts receivables are up \$30,000 from last year with \$18,000 more than 60 days old.
- Lot owners have asked Board if they can purchase lots next to them for fair market value.
- CIMR agreed to pay \$20,000 for the tanks and \$2,000 for the ATV trails repairs. Tanks are a DNR issue and the Board motioned to put that money back in CIMR.
- Wildwood Services income is about the same as last year. \$19,000 for pumping and \$9,900 for gravel.
- Insurance is up and will go up substantially next year. Robyn will ask Bill how often our insurance goes out for bid. John asked if this included workman's comp insurance. Yes it does.
- \$160,000 is for park repair and this included the well and well house.
- Linda asked about the influx last year from sending to collection agency. Will we have to borrow money this year? Robin said yes – we have done so for many years. Several PC members thought we did not borrow money last year. (Question for the Board.)
- Jim – is workman's comp insurance based on individual businesses or individuals? He had heard Missouri rates would be going down. John said rates are based on the type of job being performed (i.e. office staff would be a lower rate than a mechanic) and claims do count against the business – similar to a claim on your homeowner's or auto insurance, your insurance typically goes up.

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

Internal Affairs Report – given by Mark McDonald.

- Fines: 16 speeding, 6 no front plates, 6 no rear plates, 1 bigger than 10 HP boat motor, 1 no 2015 decal on front plate, 1 profanity at pool, 2 no plates on ATV, 10 run stop signs, 3 doing donuts in road, 7 parked in handicap parking, 1 parking on sidewalk, and 1 spinning tires and throwing gravel. Mark stated on the fines for no rear/front plates. They did check to see if vehicles were registered.
- \$1,050 in fines were issued in August.
- One of the tickets issued was for speeding as they were leaving the Park. Mark reported this individual was rushing their child to the hospital (child did pass away – not injury related). Mark asked if Park Council was in agreement this ticket could be thrown out. All agreed to throw it out.
- There were no medical emergencies due to injuries over the Labor Day weekend.
- Sheriff was called due to a Lot Owner's locks on camper were superglued shut.
- Mark reported a Nissan was found "parked" in the woods near Chillin' on the Hill. Owner claimed she swerved to miss a deer. Car had to be pulled out and towed out of park. Mark asked if we should fine lot owner. Rose commented it would be their word against ours since no one witnessed the accident and the lot owner was already incurring expenses. No ticket will be issued.
- Lot owner from Troy brought in a skid loader and was told he could not bring it into the Park. Another lot owner who came in with his equipment and bikes on the same trailer was allowed in to the Park. Security went to lot and told him he could not use the equipment. A lot owner who lives in the park was using his equipment on another lot owner's lot. Hope asked if this rule was made for lot owners or for vendors. Mark cannot find this in our rules and regulations. Jim made a motion to not fine the person for using his equipment. Dwayne seconded the motion. Passed unanimously. We need verification from the Board on the rule about equipment/large trucks in the Park on holiday weekends.
- Cindy commented a lot owner was told they could not bring a truck load of wood they purchased into the Park over the holiday weekend (vendor issue again).
- Hank commented about a lot owner (past years) whose air conditioner went out – would we not allow this type of vendor to come in?
- Suspected illegal activities in the Park and a reported confrontation with their neighbor. Sheriff did come out but the person was gone by the time Sheriff's Dept. arrived. Sheriff will come out on these issues. It was also mentioned that trash is piling up behind a camper and a person that was banned from the Park was in the Park.
- Counting votes for upcoming election – Mark as our Internal Affairs Chairs has solicited 6 persons: Lisa Bryan and Bert Konle from the Board, Greg Lauber and Carol Poeschel (who later withdrew – Patty Clough replaced her) from Park Council, and Kim Briant and Jan Langsford with Chris Wisniewski as a backup for the members at-large.
 - Robyn suggested persons should be someone who has done this before.
 - Trudi commented whoever does it needs to read the Covenants and By-Laws.
 - Hope asked if there was anywhere in our By-Laws and Covenants that says the counting has to be done at the office. It is very hard to concentrate with everyone counting and talking in a small space. She suggested counting could be done at the Club House. (Question for the Board)
 - Patty asked if IA and Board Member would go to Post Office. Yes.
 - John thought the office would be better since there are supplies/copiers/etc. there.
 - Hank feels the choices for the members at large are a little one-sided.

- Jim stated that IA gets to choose the members but feels Bert is not the best person to count. Bert and Lisa are the only Board members available (2 are running and the other 2 are out of town).
- Carol Poeschel withdrew as a member at large because she has to be gone that afternoon.
- Patty Clough will replace Carol as the Park Council representative with Trudi as back up.
- Question – If a ballot is not marked on both sides, will only **one side** be counted? Yes.
- Mark asked about the follow-up on clean up letters. The fine is \$100 per month that cleanup is not done. Patty motioned to send second letter. Cindy seconded the motion. Motion carried.
- Linda wanted to know if security enforces no parking on street – Section 4.16 of the Covenants & By-Laws. (Question for the Board).
- Discussed how eligibility to vote was determined. Would like clarification before next election. Do you have to be in good standing at time ballots are sent out or only have assessments paid by April 1 or at time you bought your lot. Mark stated the majority of the Board said to keep it the way it was done last year. Bill sent out ballots based on assessments paid by March 31 only.

Joint Meeting – Board of Directors and Park Council:

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

- See Board Minutes for details.

Park Council Meeting Resumed:

- Mark – Willis Contracting was suing Wildwood for \$18,000 for the \$11,000 we owed them for work done on the Club House. Judge granted them \$6,000. Attorney recommended we pay.

Jim made a motion to accept the IA report as given. Hank seconded the motion. Motion carried.

Environmental Report – given by Dwayne Overly.

- Permits for one RV port, three sheds, one deck, and one cabin moved were approved.
- Need to ask the Board if they have approved the Building Codes.
- Patty asked if you have to have a building permit before you bring in equipment. No.

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

Natural Resources Report – given by Hank Short.

- Twenty-two trees over 10 lots were approved. No second trailer placements were received.

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

Social Committee Report – given by Rose Leykamp.

- Dances for Labor Day weekend went well.
- A big thanks to Hope for running the Kids Carnival. She had a great bunch of kids who helped. It did not seem like there were as many participants as the last carnival so with the prizes she purchased and the donations, there were prizes left over and will be used for the Kid's Carnival next Memorial Day weekend.
- 153 hands were sold for the Fun Run. We had positive comments about the new method for doing the Fun Run and the different locations for the stops.

- Rose asked if anyone wanted to do anything for the Lot Owner Meeting. A meal was suggested but Rose said it is almost impossible to know how many to plan for and Park Council Members were not as helpful as they had promised at the beginning of the year. Rose suggested having ice cream at the lot owners meeting. Several PC member volunteered to help.

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

Clubhouse Committee Report – none given.

Old Business:

- Trudi asked about DP222 for sale sign and trailer on common ground. Mark will check on.
- Dwayne – the trailer that had a tree fall on it in Deer Park has been removed.

New Business:

- Lot Owner DP 247 asked if it is possible to have more of the archery range mowed similarly to how they mow the rifle range.

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

Respectfully submitted by Park Council Secretary, Rose Leykamp


