

Wildwood Lot Owner's Association
Board of Director's Meeting
February 14, 2015

Attending: Lisa Bryan, Bert Konle, Ron Tesson, Tammy Spyers, Ron Maietta, John Haynes, Stan Altman

Resolution 01/02/15: Tammy made a motion the minutes be approved with changes. Bert 2nd. Motion passed unanimously.

Bill asked the board if he could trade in the current Grasshopper mower for a new model. The net result would be a \$13,000 cost. As approved in a previous motion by Tammy, we will get 3 bids before purchasing.

Dean Bryan joined the meeting at 9:25. The board discussed getting some reimbursement for the hay that is baled off the front park of the park.

Resolution 02/02/15: Tammy made a motion the baler be charged \$10/round bale this year. Ron T 2nd. Motion passed unanimously. NOTE: Currently we are receiving nothing.

Considering LCLCC can no longer pay the electric bill at the clubhouse, Bill suggested the electric meters be combined. WLOA will have to pay an electrician. Dean will check into the cost or find a volunteer.

The well is progressing as scheduled. The building is up and the roof on. Flynn is coming in next Wednesday to get started on their part. Permanent residents will be advised when the water will be turned off for the repairs. A sign will also be put on the gate to inform non-permanent residents. T204 – door is open.

Ron T mentioned we need to find some way to keep people from adjusting the heater in the Turkey Park comfort station. Several options were discussed.

Deer Park Comfort Station will not be shut down this year.

Maintenance has a few hydrants to install but needs better weather. Most of Maintenance's time is being sent on the well house at this time.

Ron T would like the bathrooms at the clubhouse updated. He also mentioned he'd like another dumpster be brought in. The dumpsters will be monitored going forward.

Dean stated he will need to replace the fascia boards on some of the buildings this year. Dean will bring a list of items he recommends be done.

Showing privately owned lots was discussed.

Resolution 03/02/15: Ron M made a motion to ask Bandre if we can show privately owned lots for a fee. Until that clarification is received, no privately owned lots will be shown by Wildwood staff. Tammy 2nd. Motion passed unanimously.

The Board met with PC at 10:30.

January 2011 Board minutes were referred to in regard to surveys of lots. Tammy read the resolution to answer a previous question.

PC has discussed how write-ins are eligible/not eligible. They are going to look at who was deemed ineligible this year starting at the beginning of the list.

PC Co-chair was replaced with Trudi. Co chair of Financial is Cindy Tanner.

PC Questions to the Board:

1. Who does WLOA's taxes? *Tammy stated no one should be calling our tax people.*
2. Are we current on our taxes? *Tammy said Bill can answer that question. Bill has called the IRS and all is well.*
3. Where are we regarding the vote?
4. Did the board meet with DNR against the attorney's recommendation? *Bandre suggested we not meet with DNR as we are in negotiations at this time. Ron M suggests we ask Bandre to let us use the fine money to work on our infrastructure. Tammy believes this has been done. Curt Warfield, WLOA's water/sewer person believes the improvements we've made at the well will speak volumes to DNR.*
5. Why was the store kept open every day all year long? *Tammy stated it was discussed but the board chose not to close it.*

IA chair, Mark, handed out an updated copy of the request for permanent residency form for the Board's approval. Ron M suggested there be more criteria for becoming a permanent residency. For instance, volunteering in the park. PC will make some recommendations and the Board can as well. Ron M would like to see a permanent committee to work on bylaws and covenants. Ron T mentioned a charter needs to exist. The Board would have the final decision making on what goes in.

Ron M stated there has been a lot of fighting among lot owners. He stated the main problem is the fall vote. He said we can put the vote back out to stop the fighting and bring the lot owners together. He wants a fair way to vote. He stated we need to move forward. Ron T stated the owners of single lots need to step up and vote if they believe the multiple lot owners are controlling the votes.

Lisa stated the Board minutes are now on the official website and thanked Hope for getting them on there.

She also stated there is a fund raising effort for a lot owner's child who is ill. Volunteers are wanted for a quilting effort and the bacon fest day activities.

Trudi gave a report on the bylaws and covenants report.

The board meeting resumed at 12:25. Marie discussed the fund raising events scheduled to assist a lot owner whose daughter is ill. April 18 there will be a fund raiser. A mud bog has been suggested. Marie is gathering items for a silent auction. Some will be door prizes. **Resolution 04/02/15:** Ron M made a motion the gift certificates for Wildwood items be offered up as silent auction items. Bert 2nd. Motion passed unanimously.

Lisa left the meeting approximately 2 PM.

Bert made a motion that we send the Covenants and Bylaws to an attorney to be fixed. Ron T stated he feels what the task force has done should be sent out to the lot owners first. The motion was withdrawn.

Resolution 05/02/15: Tammy made a motion that the meeting be adjourned at 3 PM. Bert 2nd the motion. Motion passed unanimously.

Respectfully submitted by the Board President:

Tammy Spyers

Executive Minutes

Executive Resolution 01/02/15: Tammy made a motion that the signature cards be updated at the respective banks.

Callaway Bank – account # 830471 – checking

Callaway Bank — CD

Callaway Bank - account 38775420 – passbook savings

Bank Star One – account 106721 - passbook savings

Callaway Bank – safety deposit box

The signator on each account needs to change from Ron Maietta, William A. Griffith and Tammy Spyers to Tammy Spyers, William A. Griffith and Lisa Bryan. The net result of this change is deleting Ron Maietta and adding Lisa Bryan.

Ron M 2nd. Motion pass unanimously.

The board met with William Roberson – CP1, lot 1 and 2. Mr. Roberson brought the requested documents. His permanent residency will be approved with the limitation that his children will not be allowed to live here.

Action Matrix

<i>Item</i>	<i>Responsible</i>	<i>Due By</i>
Whited pipe	Bert contacted; Maintenance will need to dig the ditch for the pipe. Whited will contact Bert when he's coming out to bring the pipe. Bert/Ron will need to let Maintenance know when to dig the ditch.	PENDING until lot owner brings out pipe
No Smoking in the office Resolution needs to be added to Rules/Regs	John will communicate to the Rules/Regs committee	DONE

Signs need to be posted in office	Tammy will let the office know to put the no smoking signs up	
Gate prices – will the cost be more if we do not order this year?	Bert	DONE – Bert contacted and the 2 nd side was ordered to avoid a 2015 price increase
Contact Flynn regarding purchase of pump	Bill	
Call CP1, lot 2, to meet with the board	Marie	DONE – scheduled for January meeting
Make sure propane exchanges only include tanks with an EOP valve – inform office staff	Bill	
Make sure Maintenance has their hepatitis shots		
January 2015		
Contact Bandre about the meeting	Bill	DONE – Bandre was unable to meet
Update the permanent residency form to reflect the 10 year requirement	Mark McDonald	
Discuss with PC eligibility for write-ins	Mark McDonald	
February 2015		
Get 3 bids for new mowers (2-15)	Bill Griffith	
Contact baler (2-15)	Dean	
Get quote on combining electric at clubhouse	Dean	
Notify permanent residents when water is going to be off	Office	
Update the bathroom walls at the clubhouse	Maintenance	
Check on the dumpster situation	Maintenance	
Create list of items to be replaced this year	Maintenance	
Contact Bandre regarding showing privately owned lots	Bill	