

Wildwood Lot Owner's Association  
Board of Director's Meeting  
April 11, 2015

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

**Resolution 01/04/15:** Ron T made a motion the minutes be approved as written. John 2<sup>nd</sup>. Motion passed unanimously.

Tammy reported on a potential logger that came in March and surveyed the 400. They stated our woods are healthy. We need 2 more bids.

Bill Griffith met with the Board. DNR fee collected will \$27,829.99 out of checking into the passbook savings. CIMR fee collected \$41,797.75 will be taken out of checking and into Bank Star One savings account.

We discussed the payment to Flynn Drilling. The original bid on the work was \$62,425. Actually billing was \$53,725 for a savings of \$8,700. The original bid for the new pump was \$20,000 and the actual billing was \$17,955 for a savings of \$2,045. Total savings = \$10,745.

Bill would like to request \$20,000 out of the CIMR account and \$50,000 out of DNR to reimburse the operating budget for the Flynn payment. The rental tank has been returned and the bills are paid.

A discussion was held regarding if lot owners who have made arrangements to pay their assessments should be allowed into the park until they have paid in full.

Dean Bryan joined the meeting at 9:33. He reported the pool preparations are on track. The Board thanked Maintenance and the volunteers for helping with the well construction and repairs and saving the park money. Maintenance will be hiring 2 laborers and pool staff.

The Board met with Park Council at 10:06.

- The Board reported the savings on the well and thanked Maintenance and the volunteers.
- Bert stated that is not a conflict of interest for him to haul rock in the park since he works for a private company that is contacted when rock is needed. A savings of 70 cents a ton is realized through this arrangement. He also stated he hit an electric wire with the dump truck when he was driving. It was fixed by the electric company with no charge to Wildwood.
- Tammy reported the analysis of our woods by a logger. She stated our woods are healthy. There are some trees that need to be cut presently. Conservatively she believes Wildwood might make \$10,000-\$15,000 on this harvest. Trudi asked if this will be brought up at the May lot owners meeting. Maintenance will be in charge of accounting for what goes out.
- DNR and CIMR fees are being transferred from the general revenue accounts to their respective savings accounts.
- We purchased a new grasshopper mower.
- The pool is on schedule.
- There will be no more payment arrangements made to pay your assessments beginning in 2016.

PC Questions:

1. Why is the Board being secretive about the DNR issue? – *It is in our joint minutes.*
2. Which animals are allowed in the park? - *Ron stated years ago the bylaws stated no hooved animals were allowed in the park. Then it changed to livestock not being allowed. There is nothing in the bylaws currently. Ron asked for a recommendation from PC.*
3. Are pens considered as a fence? - *Ron stated we don't allow fences but a pen is not considered a fence.*
4. Can PC or Board members do work for lot owners and receive compensation? - *We don't see an issue.*
5. Who can run the Wildwood equipment? - *Ron stated Wildwood Maintenance normally but exceptions have been made for qualified individuals. The volunteers are covered by insurance.*
6. Are there rules about a Wildwood employee filing a complaint? - *Tammy stated employees should contact their supervisor or their liaison.*
7. PC wants clarification on page 2, first paragraph of the March 2015 minutes. – *John said the Board has asked Bandre to meet with us and clarify the two vote ruling.*
8. Ron and Patty Schultz's lot – there is water running down the hill and destroying the road. – *Bert stated Dean tested the water running for chlorine and is not well water, it is a natural spring. Dean is going to contact the lot owner and try to dig the ditch to divert the water off the road.*
9. Is there any Maintenance to the pool pump during the off season? *The motor should be pulled out and tested every year. NOTE: Maintenance verified this is being done.*
10. What is the criteria for a burn ban? - *Tammy stated the office initiates a burn ban.*
11. Mark stated the cleanup letters need a contact number so the calls don't go to the office. – *We will check on this.*

The board meeting resumed.

We discussed Wildwood employees showing private lots. The attorney says we can do that for a fee but we cannot negotiate price. We do not want employees showing lots unless lot owners have signed the contract to promote the sale of the lot. We will charge a flat \$250 fee payable when they sign the contract. Only lots with a signed contract will be added to the list of private lots for sale.

Bill requested permission to purchase two new desks for the office. **Resolution 02/04/15:** Tammy made a motion that we approve the office to buy two new desks at a total cost of no more than \$1,500 This purchase is in the approved budget. Ron M 2<sup>nd</sup>. Motion passed unanimously.

The board met with Dwayne Overly in regard to a lot owner wanting to bring in a metal shipping container to use as a living structure. He asked for guidance on how to prohibit them. The board agreed the prohibition should be in the rules and regulations.

Lot owners John Leykamp and Ray Lasley met with the board. They would like to raise some money selling pork steaks and a few sides to make some park improvements. The first project they would like to take on is new ties at the horseshoe pits. The board was in approval of this idea.

The spoonbill harvesting was discussed. From an email Tammy had we determined there might be two more years.

**Resolution 03/04/15:** Lisa made a motion to add 2 new fines for the pool. 1) Lewd behavior; 2) nudity;. All to be automatic \$100 fines. Bert 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 04/04/15:** Tammy made a motion that the former detention pool at the well be demolished and filled in since it can never be used as a second water source. Lisa 2<sup>nd</sup>. Motion carried unanimously.

Stan discussed the ATV/UTV club. He suggested building a mud pit on common ground and host mud national competition.

John made a motion to adjourn. Lisa 2<sup>nd</sup> Motion passed unanimously.

Respectfully submitted by Board Secretary

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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 Signs need to be posted in office	John will communicate to the Rules/Regs committee Tammy will let the office know to put the no smoking signs up	DONE
Gate prices – will the cost be more if we do not order this year?	Bert	DONE – Bert contacted and the 2 <sup>nd</sup> 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		
<b>January 2015</b>		
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	DONE
Discuss with PC eligibility for write-ins	Mark McDonald	
<b>February 2015</b>		
Get 3 bids for new mowers (2-15)	Bill Griffith	DONE - purchased
Contact baler (2-15)	Dean	
Get quote on combining electric at clubhouse	Dean	

Notify permanent residents when water is going to be off	Office	DONE
Update the bathroom walls at the clubhouse	Maintenance	DONE but Ron T didn't like it
Check on the dumpster situation	Maintenance	DONE
Create list of items to be replaced this year	Maintenance	
Contact Bandre regarding showing privately owned lots	Bill	
Contact Bandre regarding property on common ground	Tammy	
Contact Bandre regarding contract for showing private lots	Tammy	