

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

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

Resolution 01/07/15: Tammy made a motion to approve the minutes as written. Ron T 2nd. Motion passed unanimously.

An extensive debate was held regarding the behavior of board members.

John Haynes left the meeting at 8:30 AM.

John returned at 9 AM.

Dean Bryan and Bill Griffith entered the meeting at 9:40 AM.

Dean presented bids for repair of the lift station at the pool. The board asked him to get 2 additional bids for each. The quote for sealing the tank is \$12,050. Additionally, to replace the pump and all parts to get the station working properly is \$12,011.

Dean also got a bid for fixing the trails from Kevin Rackers Excavating of \$2,200. He got another bid of \$2,100 but the vendor has not sent a written bid to be used.

Ron M left the meeting at 10:30 AM.

The board met with the PC at 10:46 AM.

The PC briefed the Board on some discussions that were held.

Some comments were made that security probably needs to have some training. Office staff also don't know how to answer questions brought to them. The rules and regulations need to be kept at the office for any lot owner with a question.

A question was raised about having alcoholic beverages in the pool. The pool staff needs to be informed and asked to enforce the rules. Security needs to wear identifying clothing.

An issue was brought up about ATV guest passes. They need to be returned to the office after use. The park could be collecting some income.

1. Card that could be put on the handle bars. Change colors monthly.
2. Put a G in the # so they can be identified. If not, returned, the lot owner gets fined \$100
3. Charge a \$25 for weekend but collect \$50 deposit.
4. Tag sheet that office hands to security but that brings up a money issue

The board will review the rules and consider the suggestions.

A concern was raised about people riding in the upper spillway. PC suggests something be put up to keep people from using the trail to get into that area.

PC made a motion that a \$50 minimum fine should be initiated for littering and Security would send the fine. Ron T suggested putting up some cameras at the dumpsters to catch people disposing things such as tires.

A discussion was held about some lot owners who were given trailers and told they needed to leave the park. The owners moved the trailers to their lot to fix them up which is against park rules. IA received several complaints about the trailers and their condition. IA will inspect the trailers and if they are found to be in poor condition they will be told they have 30 days to remove them.

The board reported DNR wants us to sign an abatement agreement. The board has hired an EPA attorney out of Kansas City to get a second opinion. Robyn brought up that the DNR issues should not be posted on Facebook. Tammy asked that everyone keep these issues off Facebook. The board is considering an informational meeting. John has contacted our state representative and feels he can offer some help.

IA brought up an issue with ATV plates being taken off and found on an ex employee's bike. IA would like to ban this person from the park. The board will discuss this afternoon with IA.

The BOD returned from the Park Council meeting at 12:40 PM. Lisa had to leave at noon, so Tammy took over recording the minutes.

Mark McDonald, Internal Affairs Chairperson, joined the meeting at 12:55 PM regarding a complaint.

Tammy asked for clarification on guest ATV plates, as she understood they were good only for the weekend they were purchased. Per Bill, guest ATV plates are good only for the weekend they were purchased. Bill will let the office know that they need to be sure to include the valid dates on the tags, just as they do for auto guest passes.

Bill will get with Dean on putting in two posts, with a chain in between, going to the upper portion of the spillway at the big lake. Lot owners have been driving ATVs there and tearing up the property, thereby compromising the spillway.

Mark left the meeting at 1:40 PM.

At 1:40 PM the BOD met with lot owners regarding a property line issue. The lot owners left the meeting at 2:06 PM.

The BOD received a request from the Lost Canyon Lakes Conservation Club to have permission to place a United States flag at the Memorial located near the Turkey Park comfort station. The flag would be placed near the headstone in the open field and a solar light would be installed to illuminate the flag at night. The BOD grants permission and thanks the LCLCC for doing this.

\$1,462.63 collected in CIMR fees was transferred from the general fund to the CIMR account. \$974.68 collected in DNR fees was transferred from the general fund to the DNR account. These were fees collected in June.

A discussion was made regarding the first draft of the revised Covenants and Bylaws.

Another very lengthy discussion was held on the vote that took place last year regarding voting rights.

RESOLUTION 02/07/15: Bert made a motion to contact Tom Riley, the attorney that used to represent Wildwood, and get his opinion on how to count votes. John 2nd the motion. Bert, John, Stan and Ron T vote yes. Tammy and Lisa (via phone) vote no. Motion passed. Tammy will call Mr. Riley and see if he is willing to take this on, and if so, ask what his opinion is on the matter.

RESOLUTION 03/07/15: Bill requests transferring \$51,680 from the DNR account to reimburse the general fund for paying Flynn Well Drilling for replacing the tanks and repairing the well. Ron T made the motion, Bert 2nd. Motion passed unanimously.

RESOLUTION 04/07/15: Tammy made a motion to adjourn the meeting. John 2nd. Motion passed unanimously. The meeting was adjourned at 4:20 PM.

Respectfully submitted by Board secretary, Lisa Bryan


