

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 9, 2017

The meeting was called to order at 8:20 AM by Trudi Elliott.

Present: Tammy Spyers, Trudi Elliott, Randy Hudson, and Robyn Overly.

Absent: John Haynes, Hank Short and Tami Kiso.

Trudi led the Directors in a prayer, followed by the Pledge of Allegiance.

Resolution 01/12/17: Robyn made a motion to pass the previous month's minutes, regular and executive, with corrections. 2nd by Randy. Motion passed unanimously.

Lonnie joined the meeting at 8:40 AM.

- Our Application for an Operating Permit for Facilities that receive primarily domestic waste and have a design flow less than or equal to 100,000 gallons per day is due by December 28, 2017. Curt and Rocky have been involved with it. We need to sign it and send a \$1,100 check to DNR for the construction permit. We have 180 days as of December 28th to install a chlorinator and a de-chlorinator on our 3rd cell. The anticipated cost for this project is \$5,000.
- We have not received the tank level indicators yet. Fifty were ordered.

Bill joined the meeting at 9 am.

- We have three bids for a new truck and two bids for a new truck bed.

Resolution 02/12/17: Robyn made the motion that we purchase a 2008 Chevrolet truck in January for \$12,000 and the old truck will be used as a trade in for \$500. 2nd by Tammy. Motion passed unanimously.

This truck is very much needed as we currently don't have anything to haul our equipment throughout the park. The trade in is not road worthy.

- It will take approximately six weeks to get the truck bed after ordering from the first bid. The other bid is much higher, and we still need one more bid.

The BOD gives approval to pay \$4,462.59 for the 200 gallon chlorine tank and installation in the upper Coast to Coast area out of the DNR fund. The board also gives approval for the \$1,100 construction permit application fee to come out of the DNR fund.

Bill was also contacted about the new required tank monitors being set at 75% capacity. The lot owner wanted to know if we were going to reduce the pump charge. The answer is no, because it still costs the same amount in wages for our employees to pump the tank and we will need to have each tank monitor checked on a daily basis, which is an added expense to the park.

The BOD met with Park Council at the clubhouse for the joint meeting at 10:00 AM.

Robyn talked about the financials. In the general fund we have \$29,385, but that is from next year's assessments which is not uncommon this time of year.

- Upcoming expenses for next year:
 - Purchase a truck and a trencher.
 - The BOD approved \$5,562.59 for DNR related expenses to be paid out of the DNR account.
 - We still owe \$8,700 on the road grader.

We are trying to not incur any new liabilities at this time. Assessments were mailed to lot owners without any fees.

The BOD will spend the majority of the rest of the day working to finish balancing and approve the 2018 budget.

A lot owner requested to reserve the clubhouse for January 13th, after the Park Council meeting. Park Council said they are ok with it and will be done by 12 noon.

Questions and comments from the Park Council:

- Larry asked when he will receive the social activities budget.
 - \$3,500 is the standard and we don't expect that to change.
- Why were the fees not billed?
 - We are involved in a legal suit right now, and as well we do not know what the financial needs are right now. You can expect a special assessment and/or an increase to just make ends meet.
- Tammy asked the Park Council their thoughts on a special assessment or a raise in annual assessments. The Park Council agrees it is needed and has no problem doing it as soon as possible.
- Patty agreed that it needs to be raised, but does not want to spend another \$10,000 on the pool.
- Randy stated the last time we had an increase was 2012, and that the BOD will be coming back with a recommendation for a vote.
- Cindy added that when she worked in the office Bill had her call other RV Parks for their assessment prices and they were around \$3,500 per year.
- Mark stated he was on the board in 2012 and we asked for a \$50 increase and lot owners said they would have paid \$100 and wondered why we didn't ask for that.
- Trudi stated that because the assessment amount is in the Covenants and Bylaws we cannot change that until the lawsuit is over. A special assessment is an option.
- Robyn also added that we have to plan on only 65% of the lot owners actually paying their assessments.
- Jim Bumpus asked if the lock on the clubhouse be changed and new keys issued only to the people that need them. The answer is yes.
- Cindy requested the Park Council Chairperson, Social Activities Chairperson and the Clubhouse Chairperson also have a key.
- There will be a Park Council/BOD fish fry at 5 pm in April after the meetings, at the clubhouse. Please bring a side dish.

The BOD returned to the board room at 10:50 AM.

The Association will be giving each of the full time employees a \$25 Walmart Gift Card for Christmas.

Bill and Mark, Internal Affairs, joined the BOD meeting at 11 AM.

- Trudi will get with the office to make sure they are passing out current copies of the Covenants and Bylaws.
- When lot inspection time comes, any lots that have not been cleaned up since last year will receive an automatic fine.

Bill and Mark left the meeting 11:30 am.

We have 3 storage units open for rent. 2 storage units are past due at this time. Locks are to be put on those and we will follow up. Tammy posted the open units on two Facebook pages during the meeting.

The BOD met with a lot owner regarding lot sales from 12:30 to 1 PM.

The BOD spent a great deal of time working with Bill to amend the proposed budget.

A lengthy discussion was held regarding an assessment increase. The BOD gives permission for John to ask the attorney if we can send out a vote for a special assessment.

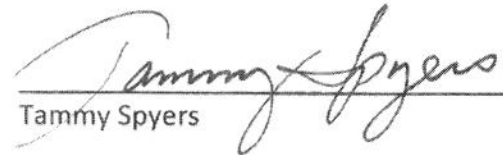
Robyn and Caitlyn want to have a potluck dinner December 22nd in the office for the employees. The BOD thinks this is a great idea and thanked them.

Resolution 03/12/17: Tammy made a motion to approve the 2018 budget. Randy 2nd Motion passed unanimously.

Resolution 04/12/17: Robyn made the motion to purchase a 24 inch / 14 HP Power King walk-behind trencher for \$3,499. The necessary three bids were received. 2nd by Randy. Motion passed unanimously.

Resolution 05/12/17: Tammy made a motion to adjourn the meeting. Trudi 2nd. Motion passed unanimously.

Respectfully Submitted by the WLOA BOD Secretary:



Tammy Spyers