

Wildwood Lot Owner's Association
Board of Director's Meeting
January 9, 2016

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

Lisa led the group in prayer.

Prior to the meeting and in an email, Lisa made a suggestion that, in an effort to improve transparency, the Board ask PC to include the person's name who asked any questions that are submitted to the Board. John, Tammy and Robyn responded they agreed via email. Bert, Stan, and Ron also agreed at the meeting.

Resolution 01/1/16: Robyn made a motion the minutes be approved with changes. Ron 2nd. Motion passed unanimously.

The board discussed the replacement of the roof at the office. The bids received were discussed. The Ricky the Roofer's bid was thrown out due to the fact he did not provide liability insurance. Bids were as follows:

S&K Roofing: \$7,035; Lueckenhoff: \$8,460; Ricky's Roofing: \$6,944; Manor \$13,064.

Resolution 02/1/16: Tammy made a motion we accept the bid from S&K Roofing since it was the cheapest and also included debris removal with the change to ridge vents. John 2nd. Motion passed unanimously.

Resolution 03/1/16: John made a motion to ask CIMR for the money to pay for the roof. Bert 2nd. Motion passed unanimously.

A discussion was held regarding the progress of the map requested by the engineer. Marie has been working on it.

Robyn brought up a group that came into the park on December 18. She was told there were 35 people who came in. Tammy said she checked the gate cards that were used that day and only 2 people came in that day other than permanent residents. Bert said they always close the office for a party. John stated we were asked about closing the office for Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day, but no request to close the office that day. Going forward, the board will request the office inform the board any time the office will be closed.

A discussion was held regarding who the liaison is to Security.

John made a motion that Ron be the liaison to security. Ron is not willing to be the liaison.

Discussion was held regarding the door always being open on the Turkey Park ADA bathroom on the back side when Security makes rounds.

Resolution 04/1/16: Bert made a motion the door on the backside of the Turkey Park ADA bathroom be locked through the winter. This will leave one ADA bathroom open for use. John 2nd. Bert, Robyn, John, Lisa, Ron, and Stan voted yes. Tammy voted no.

Resolution 05/1/16: Lisa made a motion a Security Checklist created by the Board be used by Security staff daily. The checklists will be turned in nightly and reviewed daily. Robyn 2nd. Motion passed unanimously.

Ron passed out a list of items that needed to be done by Maintenance. The list will be given to Dean when he meets with the board. John mentioned some electrical wiring at the office that needs to be repaired. Ron suggested we get some estimates for surveying the electrical needs at the office/store. Jeffries has done some work in the past.

John mentioned the issue with cameras. Bert said KTIS has a good service for cameras and monitoring. Bert will get 3 quotes starting with a whole park package down to just the guard shack.

John brought up the time cards. Ron said the Maintenance time cards are difficult to read due to the size. Stan stated the time clock in the Maintenance office does not work well. Ron wants to know why they punch in and out at lunch. The notations on the time cards should indicate detail of where and what was done. The board will direct Bill to purchase a new time clock and to print the time cards on card stock.

The board met with PC at 10:50. PC started their meeting today coming up with ideas to suggest to the Board and dealing with an issue they were asked to discuss. Hope mentioned there are no minutes because the secretary was not able to come to the meeting due to an accident in her family.

In the Board minutes from December, they want a clarification for the day passes to be 24 hours or less be charged at \$5.

ATV temporary tags: PC suggestions are: 1) plastic disposable plates, different colors, proof of ownership (license, title, insurance) cost \$25/week. Option of year fee option - \$150+ they would need to be a different color. On the plate list the expiration date, description of bike and lot #. Tammy stated there are older bikes don't always have titles or are insured. Dwayne stated none of the suggestions are unreasonable. Many places require insurance to ride and the Mo. State sticker. Less than 150 guest tags were sold last year, however, 1,000 ATV stickers were sold. PC states we need to start somewhere. PC suggested a letter be drafted to explain the reason for the new procedure and included when lot owners purchase tags.

By/Covs Charter: Questions: 1) How would the members be chosen; 2) a typo was found and corrected;

Quorum of meeting by 7 members; choosing members, BOD, 3; PC, 3; At large: PC suggests 5 members and the board picks the 3 of the 5. If 5 at large members cannot be found, then BOD and PC members can fill those roles. Open meetings for this committee. Visitors could not comment or make suggestions. They would need to follow the process for submitting suggestions. If members are unable to fulfill their duties, the process will need to be followed. Term limits: 3, 2, and 1 year terms or stay on until completed. The charter states a specific statute. PC suggests just state "be correct under federal and state law". Lisa suggested it say, "applicable federal and state laws". Procedure should require a 2/3 vote for a change. #4 – change to 'this charter not be modified by committee members. Changes require a majority vote from Board and PC.' The committee should not change the committee themselves. Second bullet under B:

Margaret asked when the roads were going to be worked on. She later specified she is not picking on Maintenance. She heard we had hired Tom to do the roads. Bert stated he did some but has not done anything since.

Trudi asked under the DNR AOC, are we under some restraints. John stated we are not installing any new holding tanks.

Rose made the comment the rules and regulations should be reviewed annually due to the number of changes made.

John informed the PC that the roof will be replaced. Three bids were received. Jim brought up the chimney. Linda asked if we had called the insurance to see if it would be covered due to hail damage.

John stated the ban has been lifted for Eric Mueller and he can run in the next election. John will compose a letter.

Ron stated there has been vandalism in the comfort stations again. He asked for everyone to keep their eyes open. He explained that the back side of the ADA bathroom in Turkey Park will be locked until spring.

John stated we will be investigating some professional security cameras.

The Board meeting resumed at 12:10.

The sweatshirts we have in stock were discussed. Ron suggested we wash them and sell them for cost.

Dean joined the meeting at 12:23. He presented bids for the spare motor for the pump truck. The board prefers we purchase a Honda motor. Dean will check the warranty.

He discussed the bids for the roof and the board told him which bid we approved. He asked if the antenna should stay. The board instructed Dean to leave the chimney but take the antenna down.

Resolution 06/1/16: Bert made a motion we purchase a Honda motor. John 2nd. Motion passed unanimously.

John asked Dean to provide his list of to do's to the board. He will provide it. Ron asked what the status is on the well house, is there heat? Dean said yes there is heat. Dean said he got the paint in but the weather has not been cooperative to paint. Dean stated the building is insulated. John asked if the tanks could get painted next week and then the siding will go on. John stated he will come and help if needed. John asked about the status of a patio that it was reported was broken during a maintenance job. Dean stated he had contacted the lot owner and the lot owner had broken it himself.

Dean left the meeting at 12:54.

Mark joined the meeting at 12:50. He brought up the annual clean up effort that PC does. The inspections will be done on a normal schedule but lot owners will be given until June 1 to complete their issues. We are only charged to dump the dumpsters so there will be no additional costs.

He brought up a complaint about the handicapped parking behind the clubhouse is not level. We will look at it.

Mark is going to take over the Whoooter. He discussed what sorts of articles he can put in there. Mark left the meeting at 1:23.

CIMR met with the Board at 1:23. The money for the roof was approved.

The By/Covs charter was discussed. Lisa suggested the Board choose 1 at large member; PC choose 2 at large members. The membership of the committee will be reviewed every three years. Meetings will be open.

The board discussed the guest ATV fees for 2016.

Resolution 07/1/16: John made a motion the temporary ATV tags be changed to a charge of \$25 and will be good for 7 consecutive days. An annual guest ATV tag will be offered for \$150 and be good for the calendar year regardless of when purchased. Robyn 2nd. Motion passed unanimously.

The sweatshirts were discussed. The Board decided to sell the current apparel at half price to get rid of them so we can renew the inventory.

Resolution 08/1/16: Lisa made a motion the existing apparel inventory be sold at a 50% discount. John 2nd. Ron, Stan, Bert, Robyn, John and Lisa voted yes. Tammy voted no because she wants a 30% discount since that was the original mark up.

Bill brought up that the Missouri Department of Conservation is not using terminals any longer. All permits will have to be done online. Discussion was held whether to continue providing that service.

Resolution 09/1/16: Tammy made a motion that since the cost of selling hunting and fishing license exceeds the revenue we discontinue selling them. Bert 2nd. Motion passed unanimously.

Bill was asked if lot owners are being locked out if they are behind on their payments. Robyn thought any debt owed WLOA that is over 90 days old would be sent to collections. Bill was asked to send out a letter to lot owners who owe money telling them they have 30 days to pay or they will be turned over to collections.

Resolution 10/1/16: Tammy made a motion that lot owners who are 90+ days past due be sent a letter giving 30 days to pay in full or they will be sent to collections. Robyn 2nd. Motion passed unanimously.

Bill was asked if we are collecting half in advance for Wildwood Services jobs. Bill said some people pay when they order their work.

John asked if there is a waiting list for the rental units. Bill said yes and he believes about 5.

Resolution 11/1/16: Lisa made a motion to raise the rental units rates \$5 month beginning May 1, 2016. John 2nd. Motion passed unanimously.

Resolution 12/1/16: Lisa made a motion to adjourn. John 2nd. Motion passed unanimously. Meeting ended at 2:56.

Respectfully submitted by Board Secretary, Lisa Bryan


