

Wildwood Lot Owner's Association
Board of Director's Meeting
January 10, 2015

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

Absent: Stan Altman

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

The board met with Dean Bryan. Everything for the well is on schedule. The tanks are here. The building is mostly gutted on the inside. Trees are down, brush is gone. The concrete needs to be poured before the tanks are set. Flynn is responsible for the concrete. Dean thinks the concrete might be poured in the next couple of weeks depending on weather. Some of the walls are already built in the shop and ready to be put up for the new well house.

There have been several frozen hydrants that were leaking that Maintenance has turned off. We discussed purchasing a snow blade for the ¾ ton truck in order to quickly clean the roads since it was passed that the entire park would be cleaned in the event there is 4" of snow. There aren't many outstanding work orders. They can't work on hydrants until the weather is warmer. They've had to thaw out pipes in the comfort stations since people leave the doors open.

Ron T wants the lights replaced in the clubhouse and also the hole in the wall fixed above the urinal at the clubhouse.

Bert suggested the Deer Park Comfort Station be winterized and shut down during the winter to save the electric bill.

The problem of pumping tanks in the low temperatures was discussed. Lot owners should keep track of their holding tanks and have them pumped when the weather is warmer since the pump truck may not work correctly in the cold weather and they may be unable to pump it.

Dean left the meeting at 9:45.

The DNR fine was discussed. Ron M wants to set up a meeting with DNR including Bandre. The issue began when the permit was not renewed in 2012. John stated we need to come up with 3 options for the waste issue to present to DNR and then try to negotiate. **Resolution 02/01/15:** Tammy made a motion that a meeting be set up with Bandre to include Ron Wisniewski, Ron M, John and Stan to discuss a good faith meeting with DNR in order to be proactive with these issues. Bert 2nd. Motion passed unanimously.

The board met with Park Council at 10:45.

Tammy informed PC invoices will continue The employee's bill that had the incorrect DNR amount was discussed. This was a single, isolated event.

The DNR fine was discussed. The original fine was \$14,000; WLOA countered back with \$1500; DNR countered with \$10,000. The motion made to schedule a DNR meeting was discussed. It was asked what initiated the fine. Ron stated the problem began when the permit failed to be renewed in 2012. Bandre

is in negotiations with DNR over the fine. A new permit will not be issued until our problems are resolved.

The tanks for the well have been delivered as of last week. Dean will get with Flynn to get the concrete poured as soon as possible. We are currently at the mercy of the weather.

PC Questions to the board:

1. Is a survey good for 10 years or as long as you own your lot? *It is good as long as you own your lot. If you sell, a survey is valid if it is less than 10 years old.*
2. In bylaws/covenants it says retaining walls do not need a permit. PC believes it needs to be included. The new revised building codes will contain be verbiage regarding retaining walls. Trudi said the restrictions needs to come out of the covenants and just be in the building codes. Ron T stated we should consider having all underground electrical wire put in conduit for safety purposes.
3. What is the budget for social committee? Please email Hope the budget.
4. It was asked if the Bylaws/Covs are complete. John reported on the status. He stated the discrepancies weren't as bad as originally thought. To fix it we need to go back to 2009 and make the correct changes. Bert stated he's going to make a motion that he wants to send it to the attorney and get it over with it.

A statement was made that the attorney said Wildwood does not have to follow Missouri statutes. To correct that statement, the letter actually stated Wildwood has to follow some, but not all, Missouri statutes.

The board resumed at noon.

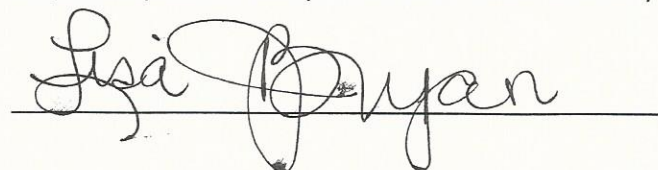
Bert made a motion the bylaws and covenants be sent to the attorney. No second was offered.

The board met with Bill, park manager. Bank Star One \$78,058.42 current balance. \$65,102.06 will be taken out for the tanks, leaving \$12,956.36 in the account. We need \$200,000 in the bank account by June 1 to get through the rest of the year to make it through the year without dipping into 2016 assessments. We will pay off some of our equipment which will save us \$2700 monthly. The collection agency is still collecting from some past debt.

The board agreed to take back two lots in lieu of back debt.

Tammy made a motion to adjourn. Ron M 2nd.

Respectfully submitted by Board of Directors secretary

A handwritten signature in cursive script, reading "Lisa Bryan", is written over a horizontal line. The signature is fluid and somewhat stylized, with the first name "Lisa" and last name "Bryan" clearly legible.