

## Wildwood Board of Directors Meeting July 8, 2017

- Opening 8:00 AM
  - Prayer and Pledge of Allegiance
  - Review and Approval of last meetings minutes
    - Corrections discussed.
      - Motion by Robyn to approve minutes, Hank seconded
        - Passed unanimously
- Summary of Agenda with additions and deletions
  - Open meeting agenda updated
- Callaway County Sheriff, Clay Chism, report on trespassing of Lot owner and guests on common ground
  - Legal opinion of prosecutor, common ground is part of the association and you are part of association and will not be able to file trespassing. Cannot be criminally charged.
  - Internal fees and civil charges can be pursued.
  - Not anything restricted on Sex offender
    - Not living here
    - Not public park
- New letter from DNR
  - PER is approved based on dates listed on letter.
    - Multiple deadlines
    - Discussion of prior letter on inspection and repair of lagoon.
- 9:50 left for open meeting
- 10:00 AM – Club house Open Board meeting

- PC Questions for Board
  - CIMR differences from May to June.
    - \$8500 – Pool fee money was held in this account
      - Attorney said work done on pool can be removed from that account.
      - No CIMR meeting
      - Bill selects that as part of CIMR
      - Robyn will have Bill separated on financial
  - Club house committee
    - It was stated by park council that Bill does not know if money was already collected for next 2 rentals.
    - Is there a procedure the office is now following
      - Will find out and report back
  - Is there a procedure for guest campers
    - PC believes there are campers coming in and not leaving.
      - Memorial Day think there issue over weekend
    - No procedure to make sure they take it back out at this time.
    - Only if reported that you have 2<sup>nd</sup> trailer and reported.
    - PC can suggest a procedure
    - Are they hooking up to existing holding tank
      - Procedure can be in PC suggested procedure
      - Something they can sign.
      - Dates going to be here and they cannot hook to holding tank
      - Board will then review.
  - Question on common ground good standing
    - Even for fees and services
    - Letter on Lot clean up if they cannot use common ground
      - Will need to amend to clarify they can use dumpster
  - Question on security procedure

- Must have Guest pass or Decal
  - Not in good standing is okay to drive into
  - If they are in good standing they can still drive to their lot
  - Could write ticket and then see if not in good standing
- Lot owners together for many years but not on deed.
  - Decals being issued
  - Common law does not exist.
  - What time line would they give
- Ron question to PC about 9 2<sup>nd</sup> camper permits
  - None in June.
  - PC should be looking into a recommendation.
  - Concern would be hooking up to holding tank
  - Should be recommendation if not the lot owner.
  - Chuck would have list
    - DNR committee should make changes to form
    - PC would have to approve
    - Board would then have to approve
  - John Leykamp suggested a \$100 second trailer fee.
- DNR
  - Letter received when returned to office after June 10 open meeting On DNR Inspection.
    - April 12 & 13, 2017; Inspection DNR surprise inspection.
    - Letter of warning and response required
    - Information forwarded to sewer operator and engineer.
    - Lonnie fixed the berm with clay to fix one area
    - Tree fell on fence, has been fixed
    - Cap on pipe was taken and we had to replace
    - All things have been fixed and report issues communicated.
    - All issues addressed.

- Letter received today on PER
  - Accepting our engineering report, and questions and answers
  - Discusses some time limits to get things done
    - Will make copies available.
  - Engineer and attorney will be involved.
  - May need to have to ask for extension on 15 days to reply
  - Will still have to have monitors
    - Must be monitored all year.
  - Regional director of DNR was cc on this letter
  - Only one Engineer report was submitted.
  - There is mechanical float available.
  - Monitors are one year from letter. June 30, 2017. Extensions can be asked for. Still need to be approve
  
- Maintenance report
  - DNR sounds good, we have state of art system.
  - Pool electrical issues somewhat.
    - In future, will need motor room electrical fixed.
  - Continuing to do services and trying to make money for park.
  - Patty questioned water smell. Did some flushing to help with the smell. Sulfur smell. Flushed and seemed to help. Still working on issue. They have raised chlorinator. Testing well.
  - Thanks to the maintenance crew doing such a good job.
  
- Security
  - Cameras cost was out of security line item in financials.
  - Question on South Callaway district switch.
  
- Financials
  - Gate repair; lot owner was billed

- Brush hog purchased.
- Details can be given to you, if not call Robyn.
- Question on how many guest passes sold on Memorial Day weekend. \$1700 on holiday pass. No quantity.
  - We can get information based on #'s sold.
  - 460 guest passes so far this year.
  
- Internal Affairs
  - Gate damage follow-up Rules and Regulations. General Rule 13, clarification
  - Mark made clarification on what was said on last meeting or not. How it reads is willful damage to Comfort Station.
    - Rule 12 – Applies to Gate.
  
- PC internal affairs
  - Has been getting a lot of tail gating tickets.
  - Gate needs to be adjusted. Staying up too long after vehicle passes.
  - Lonnie had run in with lot owner at pool.
    - What is his date back? 30 days from ? what was his date out
      - Mark McDonald did not know exact dates
  - Part has been ordered for intercom.
  - Sheriff was checking about trespassing by guests.
    - From criminal point a guest cannot be removed for trespassing from prosecutor point of view.
    - Fines can be pursued, or civil prosecuted.
  
- Questions submitted to board
  - Catherine Dean question on who is eligible to run for board and park council.
    - Applications for board
      - Good standing
      - March 31 deadline for assessments and fees
      - Also current all year, nothing past 30 days as of July 31.

- 7.2 and 7.2.1
  - Q. all assessments on time during current election year on-time.
- At this time # of votes is 2.
- Motion to Adjourn open meeting
  - Tammy Spyers made motion to adjourn
  - Robyn Overly seconded.
  - Passed unanimously
- 12:15 back in board room
- Decals being sold at guard shack discussion
  - ATV's has temporary pass if no inspection or registration cannot be done because of the office being closed.
    - Free 24 hour pass is given.
  - Lot owner's responsibility to make arrangements to get decals paid for and mailed, or waiting for them at gate.
  - Selling at guard shack concerns of lot owners being sold when are not eligible, and inventory control.
- Internal Affairs report – Mark McDonald joined meeting to give private report
- Maintenance – Lonnie Wyman joined Meeting
  - Brush hog use discussed.
- Meet with Bill
  - Financial Review
    - CIMR fund what was taken out. Additional line item should be added for pool fee, outside of CIMR.
      - This was questioned at open meeting.
      - Bill will make separate line item for pool balance

- AR needs to be addressed. Bad debt needs to be written off needs to be revisited.
- Office staffing discussed
  
- Tammy Spyers left meeting at 2:52 to attend Woody's celebration
  
- If in good standing lot owners should be able to get temporary 24 hour lot owner pass.
  - Will discuss how to get this cleared up with the bylaws and covenants.
  - Same approach as ATV temporary pass.
  
- Review Lot owner emails – Only one from Catherine Dean addressed at open meeting.
  
- Owner or Employee appointments – none
  
- Motion to adjourn meeting made by: John Haynes; seconded by: Trudi Meeting adjourned at 3:29

Respectfully Submitted by Director



Tamera Kiso on 8-13-2017