

Wildwood Lot Owner's Association  
Board of Director's Meeting  
June 13, 2015

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

**Resolution 01/06/15:** Bert made a motion to approve the minutes as written. Ron T 2<sup>nd</sup>. Motion passed unanimously.

The board met with Ron Wisniewski at 8:27. The DNR abatement agreement was discussed. DMH's engineer, Tom Gredell, has made suggested changes to DNR's suggested agreement.

Curt Warfield, Dean Bryan and Tom Gredell met with the board at 8:58.

Curt stated we received our 2014 consumer confidence report regarding our water and we received no violations.

John has talked to the BioSolids and they are willing to come out for free and assess our sludge in the lagoon. The Board agreed this is a good idea. John will make the arrangements.

Dean stated he went to a presentation where they showed how we could possibly reline concrete. He also stated he is working on a list of items that need to be maintained. He stated he recently lost one employee so is now down to 3 full time maintenance staff and 1 staff that cleans the comfort stations and works part time in maintenance. Siding was donated for the well house but has not been delivered to the park. The well house will be sided after the summer priorities are reduced.

Tammy made a motion to allow the office staff to inspect ATVs as a convenience to the lot owners, Stan 2<sup>nd</sup>. One of the meters will be kept at the office for this purpose. Motion passed unanimously.

The Board met with PC chairs at 12:43.

PC reported to the BOD:

1. PC took a vote to recommend if a revote should be taken.
2. How the ballot should be counted – 11 for the 2 vote; 10 for the 1 per lot
3. What majority should this vote be passed by– 12 for 2/3; 8 for simple majority
4. Ballot concerns– the wording is ambiguous currently
5. Recommended ballot verbiage:
  - a. Two votes per common owner
  - b. One vote per lot owned
  - c. One vote per primary lot
6. Recommendations for PC eligibility.
  - a. 6.7 says PC write in has to fill out an application and meet all requirements
  - b. Requirements for PC write ins are recommended as
    - i. Being a lot owner for 1 year (counted from the day the lot is purchased until the you are asked to serve)
    - ii. Being in good standing on the day of the election
7. PC recommended any PC or BOD member who resigns their position during their term not be allowed to run or serve during the term in the next election.
8. PC suggests the rules for the 400 be put on signs and posted at office and signs up to remind lot owners
9. Why is payroll so high? *Payroll is not high. This question is asked every month. Please refer to the financial reports available and to the PC financial report for this information.*
10. Why can't a detailed financial be available prior to the meeting. *We will try to make this available.*
11. Is WW Services making money? *Yes, see financials for this information. This questions is asked every month.*

12. Can the clean up date be changed? *This is a PC decision.*
13. Can we sell ice at the pool? *That would require money being kept at the pool and the board does not recommend this practice.*
14. Pool house lift station – why wasn't anything done? *BOD is looking at a solution. This is not a new problem.*
15. Why isn't the well house sided? *The siding is being donated and will save Wildwood a substantial amount of money. The siding has not been delivered to the park yet. Maintenance is short staffed and has other priorities. This task will be done after the summer season.*
16. Where are the 6 pairs of security lights and why aren't they being used? *There was an issue with the cords. The board will check on them being used.*
17. Was someone dismissed for stealing tags and decals? *That's a personnel issue.*
18. Why can't we have more gate cards? *Gate cards were being abused in the past. A decision was made by a former board to only allow 4 per lot owner.*
19. Did we hire a 14 year old girl to work in the office? *That's a personnel issue.*
20. Why are the minutes for the May meeting short? *Because of the lot owner's meeting and several issues that are in the executive minutes.*
21. Did we hire an attorney regarding the DNR stuff? *No*

**Resolution 02/06/15:** John made a motion to adjourn at 1:59. Ron M 2<sup>nd</sup>. Motion carried unanimously.

Board of Director's Meeting – Supplemental Meeting  
June 20, 2015

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

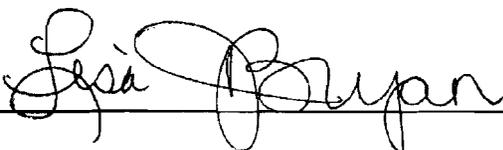
A discussion was held regarding how we should proceed with DNR.

Ron M made a motion a new automatic fine be added to the rules and regulations to assess a \$1,000 fine for pumping a holding tank. The fine will be assessed per holding tank and per incident. In addition, any cost for cleanup due to a spill from personally pumping a tank will be the responsibility of the person doing the pumping and or hauling. John 2<sup>nd</sup>. Motion passed unanimously.

The board met with Robyn Overly. She provided details about HB 92 and the impact it might have on Wildwood.

**Resolution 03/06/15:** John made a motion to adjourn. Tammy 2<sup>nd</sup>. Motion passed unanimously.

Respectfully submitted by Board Secretary, Lisa Bryan

  
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