

June 10, 2017 Wildwood Board of Directors meeting

In attendance: Ron Tesson, Trudi Elliott, Robyn Overly, Tami Kiso, John Haynes and Hank Short.

Absent – Tammy Spyers

Regular session

Sheriff from Callaway County was invited to the meeting to answer some questions the board had. Discussion included what is a criminal matter vs. what is a civil matter. Discussion on the recent thefts and their handling of such. The Sheriff was asked to attend the first part of the joint meeting to answer any question PC members may have.

Joint meeting (BOD and Park Council) 9am

DNR – John Haynes brought an example of a battery-operated level indicator that DNR will soon require on all holding tanks in the park. John indicated the item cost was approximately \$200. This is not an approved level indicator, only an example.

Maintenance report Lonnie was out on a call, but will join the meeting later. There was discussion on the 6 trees near the pool that were creating a mess in the pool and their possible removal. The board would like to have the trees trimmed first. There was discussion of taking down the trees would help much since there are many other trees behind the pool. The board will re visit this later after the trees are trimmed.

Security Wildwood is currently located in North and South Callaway districts for emergency calls. There is discussion going on to move Wildwood to have all emergency calls go through South Callaway. We will continue to monitor this possible change. There was discussion about the number of ATV's that were in the park and at the dance that did not have ATV plates. Discussion on if these owners/guests should be confronted while at the dance. Majority agreed that everyone should pay the ATV fees and they should be ticketed if they know who the lot owner is.

Financials at 8am the board met with the sheriff and then came to the joint meeting, so the financials have not been reviewed yet. PC suggested that we move the joint meeting time to 10am to give both a chance to get their respective duties complete. The new time was agreed by both groups toward the end of June 2017.

Memorial Day weekend Security asked that the Friday night of each Memorial Day weekend, the office stay open until 7 or 8pm to help with the many lot owners that come this weekend to pay their dues, get car decals, ATV tags etc. Robyn had discussed this with Bill and he said this Memorial Day weekend is the busiest on that Friday night. By the time we get to the 4th of July and Labor Day weekends, most have these items already paid, so we are talking one Friday night.

Resolution June/2017 #1

Tami Kiso made a motion that the office/store stay open late on the Friday of Memorial Day weekend each year. Robyn 2nd the motion. Passed Unanimously.

Discussion on lot owners calling in for a guest pass for a guest when the lot owner is not in the park to be paid later. A lot owner needs to be present when their guest comes in and pay for their guest at that time. The lot owner is also responsible to let their guest out of the park. The PC and the board agreed fully to this procedure.

Internal affairs Mark McDonald said there was a complaint from a lot owner who said she was assaulted by a lot owner's guest. Mark will investigate and report back to the board. Discussion on falsifying documents to obtain decals etc. John Haynes read the PC motion on Jan 2013 by Jim Bumps, that there will be a \$250 fine for falsifying documents to obtain decals, ATV tickers etc.

Discussion on alcohol and Tabaco not allowed in the pool. Alcohol while sitting on the side of the pool is acceptable. Maintenance said they were told by a pool professional that alcohol in the pool hinders keeping the pool at correct chemical levels.

County assessments Donna Knipp indicated that you do not need to contact Callaway county regarding the new assessed value statements that were sent out in May, that they will be sending out new ones. Apparently, the original letters had all lot owners as residents of the park in error. Thanks Donna for handling this for us.

Board of Directors departed to the office board room.

Return to regular BOD meeting

Minutes were read. Hank made a motion to approve May 2017 minutes, Robyn 2nd. All in favor.

Board discussed further that lot owners must be present to purchase a guest pass and pay for it. The office has moved away from this procedure, for some lot owners.

Maintenance said they can no longer get the brush hog to work and have been band aiding it for the past month. The BOD will discuss this with Bill.

Robyn left meeting at 1:05pm; Tami Kiso assumed secretary duties for rest of meeting.

The board was asked and discussed eligibility to run for board, 3 years ownership. Board agreed it was from moment it was signed. Lot owner questioned to insure eligible since delay in deed filing date verses purchase date.

Guest passes Rule as recommended by Park Council was discussed.

Resolution June/2017 #2

A lot owner must be present at Wildwood Lot Owners Association office or guard

shack to purchase guest pass(s) and must escort guest(s) into and out of the park.

John made motion, Hank Seconded; Passed: Unanimous all present. Robyn Overly and Tammy Spyers, absent.

Bill was asked if we can afford to buy brush hog. Approximate cost \$2,500; the one we have now is brought used 2003 and was not quality product, is broken more than not. Bill stated financially we can afford up to \$3000 out of capital improvement fund.

Will need to purchase two new gates, approximate cost \$5,000. Discussed if we can we also do a fine the lot owner of the guest that rammed the gate. What McDonald read in park council was not complete, was about comfort station and ability the double cost and fine. Lot owner should also be billed and fined for same guest breaking arm lift gate.

Resolution June 2017 #3

Motion to have \$500 fine for destruction, or vandalism of gate. Ron seconded; unanimous passed by members present. Robyn Overly and Tammy Spyers, absent.

Board discussed with Bill ability to turn to collection agency with multiple lot owners into collections. Odds for recovery are greater if more than one name. May need to bill them first then turn them over. Need to discuss on Monday with legal aspect.

Resolution June 2017 #4

Tami made a motion to purchase a heavy duty brush hog up to \$3,000. Trudi seconded, Unanimous passed of members present. Robyn Overly and Tammy Spyers, absent.

Bill requested extra security for July 3rd, 4th. Board agreed.

The board explained to Bill about guest passes resolution above, and that office staff needed to be informed of procedure.

Motion to adjourn the meeting made by John Haynes, seconded by Hank Short;

Meeting adjourned at 4:57PM

Respectfully Submitted by Directors Robyn Overly and Tamera Kiso

 

Robyn Overly & Tamera Kiso on July 8, 2017