

**MINUTES**  
**WILDWOOD LOT OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**March 11, 2017**

Present: Tammy Spyers, Trudi Elliott, Robyn Overly, Ron Tesson, and John Haynes  
Absent: Hank Short, and Lisa Bryan has officially submitted her resignation.

John called the meeting to order at 8 AM.

Robyn made a motion to approve minutes with corrections. Trudi 2<sup>nd</sup>. Motion passed unanimously.

A discussion was held regarding the expense of repairing the electric lines that were downed during the storm. This affected the guard shack and the office.

Nominations to replace Lisa Bryan were taken, per our Covenants and Bylaws. Tami Kiso received the most votes.

Lonnie joined the meeting at 9:40 AM for the Maintenance Report.

- Work completed on the pool includes the filters, pipes, valves and chlorinator. The steel door will be replaced this coming week and the electric, piping and exhaust should be completed in the next few weeks.
- The sickle mower we bought last year is still not working. It has been in for repairs three times. Lonnie has contacted the equipment company about trading the sickle mower for a brush hog. Lonnie feels he can drive the Kubota in 80% of the areas where the grass needs cut alongside the road, thereby making a brush hog more efficient. The BOD approves this as long as we receive the proper credit for the sickle mower.
- Lonnie wants to hire an additional person at this time. The BOD would like to hold off until May 1<sup>st</sup>. If the grass needs cutting we will reconsider at the April meeting.
- Someone shot up the posts and trashed the firing range. These individuals will be fined if this continues, as this is not the first time it has happened.
- Lonnie left the meeting at 10:45 AM.

The BOD left to go to PC Joint meeting.

Joint meeting with Park Council at 11:05 AM:

Questions from the Park Council to the Board of Directors:

Can you tell me the 2017 ATV rules regarding proof of purchase as the office does not seem clear on it?  
John contacted the office yesterday after seeing the facebook comments and again clarified the new regulations.

Someone heard the pool will not open, is this true?

That is not true. It will open. Repairs being done include cleaning the filters, replacing the piping, valves, door, and exhaust fan. Volunteers, along with the pool company, are working with our maintenance staff on this project.

There is some confusion about what financial report for the lot owners is available. Particularly an itemized breakdown on the well house.

When the well house was replaced and repairs done to our well there was an itemized breakdown of the expenses. And a copy of the budget is available at all times in the office with line items for income and expense.

Since we bought the new road grader will the old chains fit it and can we use them?

Yes, they've already been on the new one and they do fit.

Can we put a sign somewhere asking for used plywood?

We will put it in the Whooter.

Duane stated that Mike Tanner worked up plans of the playground redo near the clubhouse. Volunteers have raised and donated \$2,650, and have offered to donate more money if needed.

Board of Directors information:

Lisa has resigned from the BOD. We had nominations and Tami Kiso had the most votes so we asked her to accept this position. She has accepted.

John made a personal statement to the Park Council: This is my personal opinion – I am a strong believer in open meetings. I will not stop and would like to see an open joint meeting with Park Council. The path we are following is leading to nowhere.

Vickie commented that she was in a Moscow Mills meeting once and it was very organized. She believes in open meetings and if they can do it we can too.

Mark McDonald stated that he helped run a ball park in Florissant and they had similar meetings and they ran well. Visitors spoke at the end.

John stated that, per our attorney, there has been a personnel change at DNR. New personnel are in charge with the changes made since the election and we are still waiting on the response from DNR.

The BOD left the joint meeting at 11:30 AM.

Mark, with Internal Affairs, joined the board meeting at 11:55 AM.

Per Mark, he and Trudi went to the post office to get a ballot envelope because the Post Office had called stating someone had sent their assessment payment in a ballot envelope. They opened all of the envelopes in the box while they were there. Four envelopes contained assessment payments. There were also late ballots in the box. They noted this on the ballot envelopes and placed them in a larger manila envelope, then sealed and placed it back in the box. Mark volunteers to go check the box periodically within the next few months.

John swore in Tami Kiso as the new Director.

Mark left the meeting at 1:50 PM.

A discussion regarding the budget took place. John asked Bill to take the financials back to 2008 for more comparisons to previous years.

Tami had to leave the meeting at 1:50 PM.

The BOD reviewed the invoices due from our attorneys for the DNR issue and the lawsuit. The BOD gave the ok for Bill to pay them.

The BOD reviewed, discussed, and signed the engagement letter from Stinson, Leonard and Street for representation on the lawsuit.

A discussion was held regarding open meetings and how we would start that process.

John feels like that we should file a lien against lot owners who are past due, even if they are in collections. The BOD agrees and wants Bill to put a lien on the lots that are past due with a balance over \$5,000.

A lot owner met with the BOD from 3 to 3:10 PM to discuss the process used to replace Directors who resign.

The BOD will again revisit full time staffing in the office at the April meeting.

The Board wants the office staff to put the t-shirts back out in the store and advertise them at 50% off the original selling price.

Robyn left the meeting at 3:35 PM.

A discussion was held on the inventory in the office and the cleaning responsibilities.

Tammy made a motion to adjourn the meeting at 3:45 PM. John 2<sup>nd</sup> Motion passed unanimously.

Respectfully Submitted by the Board Vice President, acting as Secretary:

  
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Tammy Spyers