

**Minutes**  
**Wildwood Lot Owner's Association**  
**Park Council Meeting**  
**May 9, 2015**

**Members Present:** Carol Poeschel, Cindy Tanner, Dwayne Overly, Greg Lauber, Hank Short, Hope Berhorst, Jason Hake, Jim Bumpus, John Leykamp, Linda Haynes, Margaret Altman, Mark McDonald, Mike Woolley, Patty Clough, Penny O'Dell, Ray Lasley, Robyn Overly, Rose Leykamp, Sam Lasley, and Trudi Elliott

**Members Absent:** Jeff Weislocher

**Guests:** Michelle Funk, Tracy Maietta, and Roy Mueller

**Call to Order:** The meeting was called to order by Hope Berhorst, chair. A quorum was established.

**Approval of Minutes:** The April minutes were reviewed. Linda motioned to approve the minutes as given. Patty seconded the motion. Motion carried.

**Public Comments:**

- Lot Owner Turkey 66 received a \$300 fine for her visitors not having guest tags for their ATVs. She is a new lot owner who purchased in November. She stated she had read the information she was given but that there are many inconsistencies. She said she went to the front office on a Sunday at 9:00 a.m. and got guest tags (some of these were her friend's guests) but the office did not tell her she needed temp tags for the ATV's even though the office staff saw there were at least 6 ATV's. She stated she had been willing to pay what she owed. The guests left before the guard came on duty at 4:00 p.m. She spoke with Marie when she received the fine and said Marie told me she would take care of it and speak to Mark. She was locked out Easter weekend. LO said could not afford the fine and was willing to do community service. She was supposed to meet with the Board last month but due to health issues she was unable. Ray asked if the person(s) in red jeep were part of her group and she said no but they did ride with them. Robyn asked the LO if she felt she owed anything. She stated she would have asked her guests to pay for the tags at the time they came in. LO was asked to step out while PC discussed the fine.

Carol stated she felt the LO should have to pay something. Jim asked how Internal Affairs received the complaint. It was received from security but did not have a time. Trudi believes LO should be fined but should be reduced to \$12.50 based on the office not advising the LO ATV tags are required for guests. Park Council discussed several items related to ATV tags: temporary tags, who can do inspections, safety, etc. Mark said it is all "he said, she said" and motioned to make the fine \$50.00. Robyn feels we need to ask the office to be more consistent and does not feel community service is appropriate since many of us do community service (serving on Park Council). Jim motioned to reduce the fine to \$75.00 (1/2 of the \$25 per ATV). Trudi seconded the motioned. John felt it should be the full \$25 or otherwise people would take the chance of being caught without a guest ATV tag. Motion passed 15 yes and 4 opposed. Dwayne wanted the LO to know that we are all caretakers of the park.

Roy Mueller addressed Park Council on behalf of Lot Owner D166. LO received a cleanup letter regarding a damaged trailer on his lot (a tree had fallen on it). Letter was dated April 11 but the lot

owner didn't received the letter until April 26. The letter gives 30 days to clean up the lot. Lot owner wanted to know when the trailer needs to be removed before receiving a fine. He is using the back end of the trailer to stay in while his cabin is being built. Roy was unaware a stop order had been placed on the construction of the cabin the day before. John said the permit did not include a description or picture of the structure, list of materials, roof pitch, etc. Roy started to leave the meeting to get the information needed for the permit and commented he could move the trailer to one of his lots and we could start this whole process over. Roy returned to the meeting while Internal Affairs were being discussed and was told the trailer could remain until the permit for the cabin expired.

**Financial Report** – given by Robyn Overly.

- She gave a comparison of April 2014 to April 2015. Account receivables are up a little.
- If you want a detailed copy of the financials, ask at the office.
- Robyn would like to know if a lot owner is not current on dues (i.e. payment arrangements have been made) are they locked out? (Question for the Board). At last month's joint PC/Board meeting, Burt stated there would be no more deals cut.
- John asked how much money has been spent on rock. Robyn will find out.
- Mike asked if any Wildwood owned lots had been sold. Robyn said not according to the financials.

Cindy made a motion to accept the report as given. Mark seconded the motion. Motion carried.

**Internal Affairs Report** – given by Mark McDonald.

- Three complaints were received:
  - Loud music
  - Theft of two new propane tanks taken off a trailer and replaced with empty ones. Lot owner was told to report to Sherriff's Department.
  - Leaves blown on lot by neighbor
- Clean up letters work. Mark has received many responses from the letters. One lot was identified incorrectly and the lot owner who received the letter was happy to know something was trying to be done about the lot next to them. Trudi asked Mark if he had sent pictures with the letter. Mark said he wasn't aware he should have sent them. Hope would like us to create a handbook/ instructions/checklist for these types of tasks for the future. Jim asked what "lot looks abandoned" mean? We need to make clean up letters more specific (i.e. overgrown grass/weeds, tree branches down, etc.). Mark asked Park Council their thoughts about moving clean up month from April to June. Many of the lot owners responded that they will not be down until Memorial Day weekend. John asked if this would cause problems with the dumpsters since they are already full on the holiday weekend. Cindy suggested moving cleanup in the fall. Need to readdress this next year.
- Follow-up from last month on Robin 85 – Bill spoke to lot owner. Lot owner owes \$2000 in fines/assessment and "wants out". Lot owner would like to have \$2500 for his lot. John asked if Wildwood services can clean lots. Our by-laws say it can be done if it considered "hazardous". Jim felt we should continue assessing fines for cleanup. John asked if it is possible for lot owner to give/sign lot back to Wildwood. Mark will ask Board.
- Lot owner picked up a guest at the front gate leaving the guest's vehicle outside of gate. There is a NO PARKING sign there. Mark asked if a fine should be assessed. Discussed:
  - Charge lot owner \$2.50 for guest pass
  - Change the sign to include fine of \$50
  - Suggested letter be sent to lot owner to make them aware of the situation
  - Vehicles could be towed

- All vehicles on Wildwood property need a pass and the area before the gate is Wildwood property
- This area is a no parking area or otherwise on holiday weekends guests would park there to avoid paying the \$25 pass.

John made a motion to fine lot owner \$25 for parking in a no parking zone. Linda seconded the motion. Motion passed (17 in favor).

- Roy Mueller came back to the PC Meeting. After a short discussion, Mark gave Lot Owner D166 until the building permit for his cabin expires to remove the old trailer.
- Mark read an article out of an old Whooper about the fireworks display they had that year. Asked if fireworks is something we might consider. John reminded Park Council a band is scheduled that night. It might be something to consider next year.
- Mark reminded everyone applications to run for the 12 Park Council positions and the 3 Board positions can be turned in June 1 – July 31. If you are serving as a write-in position for Park Council, your term is only for the current year.

Cindy made a motion to accept the report as given. Mike seconded the motion. Motion carried.

**Environmental Report** – given by Dwayne Overly.

- Permits for the following were approved: 2 RV ports, 1 retaining wall (which lot owner is changing), 3 sheds, 2 pavilions, 1 cabin, and 1 car port enclosure. One stop order was issued.
- Discussion on acceptable containers was tabled.
- Building Codes – Tammy is having problems with making changes. Hope will work with Trudi and Tammy to get changes made. Most of the changes the Board made were verbiage. Board has talked about changing the square feet from 1400 back to 960 total square feet. Board made a change requiring all underground wiring to be in conduit. The Building Codes will be sent back to Park Council for approval.

Mark made a motion to accept the report as given. Cindy seconded the motion. Motion carried.

**Natural Resources Report** – given by Hank Short. Thirty trees over 10 lots and two second trailer requests were approved. Robyn made a motion to accept the report as given. Cindy seconded the motion. Motion carried.

**Social Committee Report** – given by Rose Leykamp.

- The night fun run scheduled for tonight is cancelled due to the weather.
- The next events are Memorial weekend. There will be a DJ on Saturday night and a band on Sunday night. Patty is in charge of poker run and Hope is in charge of Kids Carnival. Carol volunteered to help. Trudi agreed to accept donations for the Kids Carnival. Cindy requested a list of activities to post on Facebook (Rose will send to her).

Cindy made a motion to accept the report as given. Dwayne seconded the motion. Motion carried.

**Clubhouse Committee Report** – given by Penny O’Dell. Nothing to report. Benefit was very successful. Hope said the quilt raffle is still going on.

**Old Business:**

- Patty asked if we are letting people in the park without an escort to look at lots. (Question for the

Board). Tags for people coming in to clean up their lots are color coded.

- Patty asked about the pork steak dinner fund raiser. The dinner will be served on Sunday during the horseshoe tournament at Turkey Park Comfort Station. The proceeds are to repair the horseshoe pits. Jerry Berhorst, Sam Lasley, Ray Lasley, Rick Maassen and several other have already replaced the landscaping timbers. \$32 was already donated toward the horseshoe pits from a washer tournament.
- Jim – in regards to dumpsters for the April cleanup, should the extra dumpster be removed? Are we paying for them? Will the dumpster be brought back to Pheasant? It was removed to help at the pump/well house. (Question for the Board)
- Jason thanked everyone for their prayers and concern for his brother who was buried in a trench collapse. His brother is doing well.

**New Business:**

- None.

Mark made a motion to adjourn. Cindy seconded the motion. Motion carried.

Respectfully submitted by Park Council Secretary, Rose Leykamp

  
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