

Wildwood Lot Owner's Association  
Board of Director's Meeting  
June 11, 2016

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

**Resolution 01/06/16:** Tammy made a motion the minutes be approved as written; Robyn 2<sup>nd</sup>. Motion passed unanimously.

Bert left the meeting at 8:30.

Lisa led the group in prayer.

Lot owners James Shoemaker and Art Emery joined the meeting at 8:31. The Board answered questions previously submitted by James.

Lack of DNR comments in a few month's minutes – Robyn responded the Board did not discuss DNR issues at those meetings since the engineering report was not yet complete.

How many holding tanks does Wildwood have in the ground right now? John answered approximately 300. The actual number will be in the engineering report.

How many lots are in Wildwood? It will be in the engineering report.

James said when they met with DNR they had incorrect assumptions about how many holding tanks we had and how much water flow we have.

Tammy stated Ron Maietta took a phone vote in August 2015 to hire Rocky Miller. She also pointed out that James was in the board room when the AOC was discussed though he states he was not aware of it.

Did the board receive a copy of the DNR recording? Yes - John stated the WLOA attorney got permission to put the tanks in that were in the queue.

James said FaceBook is not the forum for these discussions. He wants an email account set up for the board to respond to questions.

A detailed conversation ensued.

James stated he was not happy with the way the lot owner's meeting went. Lisa stated she did not either due to the hand-outs accusing board members of wrong doing that were distributed.

James would like a copy of the preliminary engineering report. Tammy asked if he can prevent speculation over the preliminary report.

James would like a special meeting to be scheduled for the DNR update. The board stated that will be done.

James asked about the Bylaws/Covenants committee charter. Robyn pointed out in the March 2015 minutes a motion was made by Bert, 2<sup>nd</sup> by Ron Maietta to send the bylaws/covenants to the attorney to get them done correctly. That resolution was never been reversed by resolution. She also pointed out that an unofficial vote was taken at the lot owner's meeting that they wanted them sent to the attorney.

Robyn stated that this board is not like the past boards. We are working together. James suggested we get the bylaws and covenants fixed. The board agrees but states that we have busy responding to all of the issues that have come up or been created. John stated the original engineer would not entertain any system other than a full blown sewer system. The original attorney suggested we sign the AOC as originally written. That is why we changed engineers and attorneys. Stan stated the DNR schedule of compliance was not distributed correctly, even with the previous engineer.

The board questioned where the facts came from that were put on the flyer. James stated he was given the facts by members of the group. He did not check the facts that were put on the flyer. James was told Robyn went to high school with Rocky Miller. Robyn stated that is categorically untrue. James states after today he is done with the politics and will be off FaceBook. He requests:

- An email account for people to ask the board questions; copy of the preliminary engineering report; written answers to his questions. The board will provide these items.

NOTE: James Shoemaker was provided with answers to his questions and a preliminary engineering report.

James and Art left the meeting at 9:47.

Dean joined the meeting at 9:51.

He presented a bid for repairing electric on the lift station that services the pool and clubhouse. He will get two more bids per procedure.

He showed documentation where he has saved money on supplies by comparing prices with different vendors. He stated the pool was green during Memorial Day weekend was because of someone wanting to get into the pool that was covered with mud and refused to shower. They were turned away so went to the lake and rinsed off then came back and got into the pool. This introduced algae into the pool which caused the water to turn green. It took a couple of days to reverse the damage caused and cost the park money in extra chemicals.

He stated the blockage we had with the main sewer line was caused by an adapter off of a camper being dropped into pipe. He brought in a vacuum truck and cleared the main line all the way from Turkey Park Comfort Station to the lagoon. The spill was reported to DNR and cleaned up using DNR standards. Curt Warfield, the water/sewer expert was on site and assisted. Dean suggests we flush the lines annually moving forward.

The aerator system up front has been repaired and is now working. It has not worked in years.

Dean left the meeting at 10:21.

Ron mentioned some issues with vendor passes that need to be corrected. He also has issues with lot owners being behind the counter. We will address these issues.

The board met with PC at 10:43

Questions from PC:

- Common ground not being cut: We purchased a sickle mower. The first time it was used it had an issue. We are also trying to save money by not having so many staff.

- ATV riding at 2 and 3 AM. What can be done? Tammy stated to write a complaint. We need to rely on the lot owners to assist. The board asked for details so we can have Security check into it.
- Robyn – a lot owner has heard Robyn knew Rocky Miller previously. Robyn stated her position on her relationship with Rocky. She went to the lot owner’s meeting when Tom Gredell was there. She relayed some of the questions that were asked of him and his answers that showed his position on WLOA not being able to use holding tanks moving forward. She explained she works at the School of Osage. Rocky was on the school board and president of the board. Her son and Rocky’s went to school together from 2<sup>nd</sup> grade on. They were at sporting events at times together. She did not go to school with him. She did not have a love child with him. She called Rocky after the board meeting where she heard Gredell’s report. She then called Rocky to voice her concerns. Rocky told Robyn that not being able to use holding tanks was not true. Robyn then scheduled a meeting with the board and offered his number. Ron Maietta and John Haynes asked for Rocky’s number. John called and talked to him as did Ron. Bert thanked Robyn for contacting Rocky since Gredell was not going to fight for the right to use holding tanks. Robyn provided documentation from August 2015 that Ron Maietta made a motion that the AOC be signed and passed unanimously. A previous phone vote had been taken to hire Rocky by Ron Maietta. After Robyn was on the board in November 2015, she asked if we could have Rocky come and talk to the board. The board got bids from Gredell and Miller. She pointed out the park accepted a \$160,000 bid for the well work with Flynn Drilling without a 2<sup>nd</sup> or 3<sup>rd</sup> bid. In the meeting with Rocky, he stated DNR wants to work with us and he would do what he could to keep our holding tanks with no promises. She stated that this board respects each other. She further stated 4 months of these rumors could have been avoided if anyone had looked her in the eye and asked her the question rather than hiding behind keyboards and Facebook. She further stated the board puts in tons of hours in a voluntary positions for the good of the park.
- May 2016 board minutes states Rocky is 90% done with the report but at the lot owner’s meeting someone thought Rocky said he had just started mapping out the park. They want to know what the discrepancy was. The board said it can’t correct a statement Rocky made.

POST MEETING NOTE: The preliminary engineering was provided to the board and subsequently to the lot owners via FaceBook and copies at the office, indicating apparently Rocky’s statement of being 90% complete was correct.

- The bylaws/covenants charter was discussed. What is the status of the charter? Robyn provided documentation showing on March 14, 2015, resolution 2-3-15 Bert made a motion that the bylaws and covenants be sent to the attorney to be corrected. Ron M 2<sup>nd</sup>. Motion passed unanimously. This motion has never been reversed. It can be reversed but has not yet. This resolution was based on a hand vote at the lot owner’s meeting. Trudi asked of the PC where it is documented that the charter was voted on and accepted by PC. She says votes must be documented in minutes to be official. Jamie asked what the PC duties are. She said the board never takes any suggestions. Lisa stated that is not true. We have taken many suggestions PC made.
- Why is the pool so dirty? John explained that someone came to the pool over the holiday weekend covered in mud and was turned away. The person went to the lake and rinsed off but

returned to the pool and introduced algae. The algae was so strong it required a high level chemicals which were costly. Tami Kiso stated the pools look bad today. The board will let Maintenance know.

Patty asked who hires Security. She was at the dance when the fight started. The second security guard did not do anything when the fight broke out. She would prefer he not be used for dance security anyone. Jim said Steve was not on duty. Cindy stated why don't we have Callaway County just drive through occasionally on holiday weekends. A discussion ensued on security and what we can and can't do. Trudi stated if we don't have the proper or enough security that maybe we should not have dances if we can't control them. She said she was told there were weapons. Mike Ziess stated in his neighborhood they have used retired law enforcement. He asked if that was possible. Ron Tesson said we used to hire off duty county deputies. He further stated when/if the person who started the fight we should fine them. Tammy stated if everyone would act like adults at events security would not be an issue. Mike Woolley stated if we called a retired officer in Vickie McNeill says Chuck gets texts at home. She asks that people leave a name and lot owner if they text so they know where to go. Ron Tesson stated Callaway County is getting a new sheriff. In the past the sheriff has come and met with the board so we can relay our concerns about the service we are not getting. Ron will suggest the board meet with the new sheriff when one is elected in November. A lot owner suggested we purchase cameras so there is no question. Catherine asked if the lot owners will be able to see the engineering report before September 2. John stated yes, there will be a meeting held where everyone will get a copy and be able to comment. James Shoemaker asked if the board has set a deadline for Rocky to have the report complete. He asked if the board would go ahead and schedule the special meeting. John stated yes, we will try to schedule it this afternoon.

The board meeting resumed at 12:15.

A discussion was held about how many temporary ATV tags were sold on the holiday weekend.

Three full time resident applications were approved.

Four petitions were received by the Board at today's meeting. The petitions were given to one board member on May 30.

Two of the petitions cannot be acted on according to the attorney. His response was:

The petition to remove Stan is also covered in another petition to remove five members.

Mark McDonald met with the board at 1:42.

**Resolution 02/06/16:** Robyn made a motion to rescind the 2-3-15 which said the bylaws and covenants be sent to the attorney and that we move forward with the committee. John 2<sup>nd</sup>. Motion passed unanimously.

The Bylaws and Covenants charter was signed by the board president.

Bill joined the meeting at 3:14. The issue with lot owners going behind the counter was brought up. Bill was asked to communicate this to the office staff.

**Resolution 03/06/16:** Tammy made a motion to put \$1,000 into budget account 0700 vehicle expense and take it out of budget account 0800 maintenance repair. Robyn 2<sup>nd</sup>. Motion passed unanimously.

The board asked for some clarification on the budget information Bill provided.

Tammy stated that James Shoemaker asked about a letter WLOA recently received from DNR, and she asked Bill why the BOD did not receive a copy of the letter. Bill stated a letter came and he passed it on to Curt Warfield, and Curt followed up on these items. A dechlorinator was installed, and an explanation regarding discharge was sent to DNR in response to the letter. Tammy asked for a copy of the letter. Bill stated he did not keep one, but that he would get the letter from Curt to make copies for the BOD. The BOD again instructed Bill to provide us a copy of any correspondence that arrives from DNR as soon as it is received .

Tammy asked if monthly statements are being sent.

**Resolution 04/06/16:** Tammy made a motion any lot owner owing us money be sent a statement monthly, and lot owners who do not pay those bills be sent to a collection agency in a timely manner. John 2<sup>nd</sup>. Motion passed unanimously.

The July 4 weekend guest passes will be charged just as the other 3-day holiday weekends are. Guest passes will be \$25 starting at midnight on Thursday.

**Resolution 05/06/16:** Lisa made a motion the meeting be adjourned. John 2<sup>nd</sup>. Motion passed unanimously.

## **DNR UPDATE**

The board expects to receive the preliminary engineering report by the end of the month. A meeting will be held for the lot owners as soon as a final engineering report is received.

Due to a group of lot owners meeting with DNR, \$2,730 in attorney expenses have been incurred from Stinson, Leonard and Street as the association had to respond to the accusations that were made. The response to DNR was provided to DNR by the required deadline.

POST MEETING NOTE: DNR sent a letter providing their response to WLOA's explanation of the accusations made by the group that met with DNR. DNR thanked WLOA for the explanations and expressed no violations of the AOC.

