

Wildwood Lot Owner's Association
Board of Director's Meeting
November 8, 2014

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

Resolution 01/11/14: The minutes were reviewed. Lisa made a motion they be approved as written. Bert 2nd. Motion carried unanimously.

Discussion was held regarding preparations for the water tanks. Flynn will pour the concrete. A crane, provided by Flynn, will be available to unload and set the tanks. We need to check with Flynn about a letter stating there would be a 3 day turn around if our pump went out for a second source of water. DNR said they would accept that letter as a second source of water. We need to get the letter from Flynn.

Maintenance will be taking the siding, etc., off the well house in preparation for the tear down of the existing building. They will wait until closer to delivery to move the electric service.

Gary DeWitt from Flynn Drilling met with the board at 8:55 AM. Dean Bryan and Bill Griffith joined the meeting. Gary was asked to provide an overview of the process.

Concrete will be poured in advance. When the tanks arrive, DeWitt will bring a crane to unload and set the tanks. A discussion was held regarding the existing concrete since part of the tanks will be on it. Gary said it's already holding a tank so he believes it is sufficient. He will also review the specs and see if it is possible to set the end on the outside rather than on the existing concrete. We will get a 3 day lead time from the tank company. Flynn will be here to unload and set the tank. They will also move the old tank. The outside of the tanks will come primed. Gary did not think \$9,000 was worth the painting and we could do it ourselves. The saddles will bolt to the concrete and the tanks will be set into them. The cradles are steel. The water will be chlorinated before it enters either tank.

Gary will need to discuss the 3 day letter with the owner of the company but stated there's no problem with a 3 day turn-around. The question was asked if we should replace the pump or just rely on a quick turn-around if the pump should go bad. The costs would be somewhere around \$20,000. The BOD would have to ask CIMR for those funds if we agreed to pursue that option. Gary would need a week's advance notice if we chose to replace the pump. Gary felt replacing the pump is a wise idea considering the age of the existing pump and leaks in the column. The work (parts and labor) from Flynn is guaranteed for 1 year. Gary thought the pump had a 2 year manufacturer's warranty. Gary stated the new building will need to go up pretty quickly after they set everything due to the time of year. Gary wants to visit the site with Dean to discuss the details of the building. The building tear down and rebuild are the only portions of the process WLOA is responsible for. The electrical is part of the price with the exception of requesting a new power pole from the electric company.

Resolution 02/11/14: Bert made a motion we purchase a new pump pending CIMR approval. Stan 2nd. Motion carried unanimously.

Bill Griffith joined the meeting at 10:20. We will have \$60,000 in a CIMR CD after we pay for all of the approved well costs. 2015's CIMR fees will equal \$56,000. As of October 31, 2014, \$54,950.78 = CIMR; \$35,378.23 = DNR. The waste issue with DNR was discussed. We discussed being proactive. DNR originally thought every lot had a holding tank and was basing our improvements on that. We need to present to them how many we actually have and our ideas for how we can solve our waste issues. We are in a holding pattern right now.

Bill gave a financial report. \$8,000 as of 2 weeks ago. We will need \$70,000 to get through the end of the year. We need to get the assessments in the mail. John made a motion the assessments be sent out with the wording contained in the bylaws in 8.3.4 (a). It would read: \$350 for single lot owned and \$250 for each additional lot owned and deeded the

same. Stan 2nd. The vote ended in a tie with one person abstaining. Stan, John and Ron T voted yes; Ron M, Tammy and Bert voted no; Lisa abstained.

Meeting with PC:

Hope announced the PC wishes to work closely with the BOD this coming year. The committee chairs are as follows:

Financial – Robyn/Chris

IA – Mark/Patty

Environmental – Dwayne/John

Natural Resources - Hank/Ray

Social Committee - Penny/PC co-chair (will also work with LCLCC)

Clubhouse Committee - Penny/Patty

Sergeant at Arms - Jim/Cindy

Secretary - Cindy/Rose

Chair - Hope/Chris

CIMR - Jim, Robyn & Trudi

Rules task force – add Chris plus last year's members (Trudi, Mike, Chris) Liz Beaty at large

Tammy said we need to meet with CIMR to discuss some additional charges. She stated the BOD would recommend replacing the pump. She'd like to meet at next month's meeting.

The taskforce will be scheduled to meet within the next 2 weeks so we can get this completed.

The no smoking in the store issue will not be sent out with the assessments since we do not want to spend any more money with the attorney and will be included in the new bylaws.

03/11/14: Bert made a motion to add no smoking in the store to the rules and regulations; John 2nd. 5 for; 2 abstained. PC also motioned and passed the same thing.

Questions from the PC:

1. Why is there an invoice for \$5200 for the gate and what is that detailing?

They were under the impression \$5000 covered everything except the concrete. We have paid \$2,500 for one side. Labor is free. The July minutes says \$3,650 for the gate system. The system is here according to Bert. The original quote was for just the boxes. Since then several items have been added bringing the total to \$5,000 for both sides. Robyn states the park needs to run like a business and BOD should have not gone to CIMR without good estimates.

2. Where are we on the gate? Was there a change order? Answered above.

3. How much are we spending on attorney fees and for what?

It's in the financials. We will get some lots back by the end of the year due some legal processes we've paid for. The BOD will discuss producing an itemized statement.

4. Are there going to be lay offs?

Has not been discussed with the BOD. Bert stated we're at bare bones. Tammy stated the park manager is in charge of staffing and we should let him do his job.

5. Why is Wildwood Services less than last year and payroll higher?

Bert states he thinks Wildwood Services is down because the pricing is too high. Robyn wants it itemized between Wildwood Services and Wildwood Maintenance. PC wants it itemized. Tammy will talk to Bill.

6. How will the assessments be worded for 2015?

BOD is discussing.

BOD reconvened at 12:30

Resolution 04/11/14: Tammy made a motion that no burn permits will be issued if winds are over 15 mph, in addition, if there is a burn ban in Callaway County, then it will be posted on the gate and all fires will be prohibited in the park.

The office staff will be in charge of making the decisions or Security if the office is closed. Lisa 2nd. Motion passed unanimously.

Resolution 05/11/14: Bert made a motion the assessment bills be worded, primary lots and additional lots. Tammy 2nd. 4 voted for and 3 voted against. Bert, Tammy, Ron M. and Lisa voted for; Ron T, John and Stan voted against.

The BOD met with John Leykamp and Chuck Zelsman regarding the money they had collected from lot owners to pay for the attorney to redo the bylaws and covenants. The BOD had previously discussed trying to let the task force have until the beginning of the year to get together and discover the changes that were made. The BOD thanked John and Chuck for taking the initiative to try and solve this issue.

The BOD met with Mark McDonald, the new IA chair. The motion on burn permits/banned was communicated to Mark for future reference. B132 has been repossessed. The \$1,500 fine for sewage remains unpaid. **Resolution 06/11/14:** Ron made a motion, the fine should follow the lot owner of record when the fine was issued and not associate it with the actual lot and allow the lot owner to re deed her property in her name. Stan 2nd. Motion passed unanimously.

Ron T brought up the roads needing some maintenance. Ron M, the Maintenance liaison, will communicate with Maintenance on what the priorities are. Ron T suggested we purchase a smaller bucket for the skid loader to use in digging water hydrants and other smaller jobs.

Bob Whited offered to donate a pipe at the left side of the boat ramp to park ATVs on. **Resolution 07/11/14:** Ron made a motion we accept the offer of the pipe and create more parking for ATVs. John 2nd. Motion passed unanimously.

08/11/14: Ron made a motion that the BOD plus the IA chair are the only ones who receive AR reports. Lisa 2nd. Motion carried unanimously.

09/11/14: Lisa made a motion a communications liaison be created to the lot owners. Tammy 2nd. Motion carried unanimously.

A discussion was held regarding staffing for the winter months. 3 maintenance people will remain on staff. Bill was asked to prepare a staffing reduction plan for all of the staff.

Ron T brought up the gate purchase.

Stan made a motion we adjourn. Tammy 2nd.

Respectfully submitted by Board Secretary, Lisa Bryan


