

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 4, 2017

The meeting was called to order at 8:00 AM by John Haynes.

Present: John Haynes, Tammy Spyers, Trudi Elliott, Hank Short, Randy Hudson, Tami Kiso and Robyn Overly. All Directors present.

Trudi led the Directors in a prayer, followed by the Pledge of Allegiance.

Resolution 01/11/17: Hank made a motion to pass the previous month's minutes, regular and executive, with corrections. 2nd by Trudi. Motion passed unanimously.

A discussion was held on moving BOD meetings to the maintenance office. The discussion is postponed until the December meeting. The BOD will give the new Park Council a chance to get a format together and see how the joint meeting goes in the next couple of months, as far as questions and/or opinions being repeated.

John visited with Callaway County about the potential for a county wide sewer system within the next 5 years. Per John, the State of Missouri decided Callaway County was going to be the pilot for a new county wide sewer project. This affects everyone in the county and will be funded by grant money and a local tax. A representative from Callaway County will be here in December to meet with lot owners about the issue at the open meeting. The county also told John that if MDNR signs up for the project, it will be many years before it is implemented – if at all. Our requirements per the AOC already in place will not be waived.

Lonnie joined the meeting at 9:20 AM for the Maintenance Report.

- Work is completed on the mechanical chamber up front. A 200 gallon baffled tank was installed. This meets the extended November deadline, and the cost is estimated at \$5,000. This money comes out of the DNR fund.
- The leak test for the lagoon is next (aka barrel test).
 - It might be closer to Thanksgiving before our needed outside resources are available for this task.
 - The deadline for this is March.
- Lonnie has information on a de-chlorinator. This will not be inexpensive but should not be as expensive as the mechanical chamber project that was just finished.
- We need to get started now with obtaining new pool bids so we can complete the repairs in plenty of time for opening next year.
- John Haynes has a tank monitor on his holding tank for the beta test. It works as expected, and this is the model we will be going with. The cost is \$193 plus the installation charge.

The BOD joined the Park Council at the Clubhouse for the joint meeting at 10:10 AM.

Questions/Comments from the Park Council:

- New Chair and Co-Chair positions were filled.
- Security would like a list of decal #'s with each car/lot owner.
 - There was a discussion about a fine issued for placing wood in the dumpster. Mark recommends a certified letter be sent to the lot owner about the fine.
- Park Council would like the sign removed at Crows Lake that says No Fishing.

- How are we going to be policing people that are off their lots and not in good standing?
 - Per John H, it has to be a group effort of all lot owners and we will need to start sending out certified letters January 1st. We have not done anything yet as it is a new process. We asked our attorney if we could put out a list of the names only, without amounts owed, and she said we could. So lot owners could let the office know if someone not in good standing was in the park. John suggests taking pictures.
 - Mark said he had two complaints dated 10/14 and 10/15. We will not do anything with these because they may not have received the letter by then. Park Council will move the date to January 1st to act on complaints involving lot owners not in good standing using common ground.
 - Patty asked if a picture is taken must it be date and time stamped? Per John, that could be edited, so it is not necessarily.
- The Park Council would like to see a Whooter through the winter months.
- Is anyone working on the website? Per Tami yes, and we are still working with her.
- Is there any way you could make a rule with Park Council members missing meetings and not being kicked off?
 - Park Council has that authority and this should not be a board function.
- There was a question about people asking questions other than the chair. Is it ok that the person with the question ask it themselves in the joint meeting?
 - Yes. Mike T suggests that the Chairperson take the name with the question and then ask the individual to present their question when it is their turn.
 - John let Park Council know that was a discussion with the BOD and we would like to find a way for lot owners to attend the meetings, but Park Council should talk through the questions prior to meeting with the BOD, just to make sure it's not something Park Council could take care of.
- Is it ethical for Rocky Miller's company to sell us the floats since they are the engineer?
 - They are not selling us the floats. John stated he has explained this a dozen times already. There is no conflict whatsoever.
- Mike T asked if there is an official rule about gray water going into tanks.
 - Yes, it is spelled out in the AOC. And was effective when the AOC was signed.

John Haynes spoke about the following:

- Callaway County has been chosen to be a pilot program for the state with a county sewer district. They are starting to hold town hall meetings and will meet with us at the December meeting. This project will be financed through tax money and grants.
- We are on track with all deadlines in the AOC.
- One tank monitor was installed on Deer Park 148 as a beta test. Feel free to drive by and look at it.
 - A monitor has to be on the far right or far left of the lot and within 15 feet of the front of the lot.
- We have had another anonymous complaint to DNR about our dump. An inspector will be coming in the park again to investigate the complaint.

The BOD left the meeting at 11:10 AM and resumed to the BOD meeting.

Bill Tisher, the new Internal Affairs Chairperson, and Mark McDonald, Internal Affairs Co-Chairperson joined the BOD meeting at 11:30 AM to discuss a petition presented, lot owners not in good standing, and violations. They left the meeting at 11:55 AM.

Robyn discussed the financials. We brought in \$128,800 in fees last year. We will be short that this year if we do not send out fees again. When we send out a request for an additional assessment we will need to explain to the lot owners what the money is needed for.

A discussion was held regarding selling Wildwood lots again. We could just sell to existing owners, and sell adjoining lots. Lot owners have paid the DNR fees to keep our park up so we should not lower the price of the existing lots.

Another discussion was held on lot owners living in the park without approved residency and what can be done about it. Cintha provided a list with lot owner names she feels are in violation.

The office is asking for a list of approved vendors that are allowed to be in the park without having to be escorted to and from a lot by the owner. They are as follows: propane delivery, special healthcare needs delivery (hospice/oxygen), and utility providers.

Bill joined the meeting at 1 PM.

- Shortfalls in the upcoming budget were discussed, along with ideas to overcome it.
- An assessment raise is imminent.
- Bill recommends selling Wildwood lots to existing lot owners only, with the understanding that they cannot put a camper or holding tank on the lot.
- 2019 Assessments will be going out in the next two weeks.
- Bill submitted the 2019 budget for board approval.

Resolution 02/11/17: Randy made a motion that we start selling lots again effective immediately through December 31st, 2017 at 10% off the list price. These will be cash sales only with payment in full at time of sale. Sale price does not include survey, transfer fees and assessments. 2nd by John Haynes. Motion passed unanimously.

John received a phone call about the new required tank monitors being set at 75% capacity. The caller wanted to know if we were going to reduce the pump charge. The answer is no, because it still costs the same amount in wages for our employees to pump the tank and we will need to have each tank monitor checked on a daily basis, which is an added expense to the park.

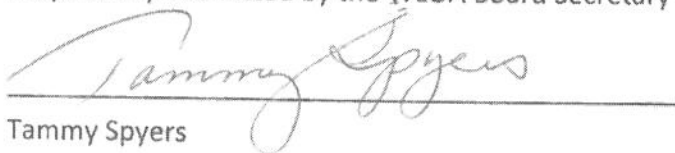
We will ask the Callaway County Health Department to come in at 12 PM to meet with the lot owners about the proposed sewer plan.

Resolution 03/11/17: Tami made the motion that any employee acting in their official Wildwood job capacity shall either use a Wildwood vehicle, or request reimbursement for mileage based on current federal mileage reimbursement rates, and they must submit a mileage log with the request. No employee's personal vehicle can be reimbursed from the Wildwood gasoline supply, which would need to be taxed as wages. 2nd by Robyn. Tami, Robyn, John, Hank, Tammy and Randy voted yes. Trudi abstained because she would like more facts.

Robyn and Caitlyn joined the meeting at 3 PM. They want permission to order more hoodies, as we sold all of the new ones ordered except for the small sized ones. We spent \$600 and made 40% markup on them, and they have a list of lot owners wanting them. The board gives permission to order more hoodies, except small, and also order some stocking caps with Wildwood on them.

Resolution 03/11/17: Randy made a motion to adjourn at 3:05 PM. Robyn 2nd. Motion passed unanimously.

Respectfully Submitted by the WLOA Board Secretary



Tammy Spyers