

Wildwood Lot Owner's Association  
Board of Director's Meeting  
October 10, 2015

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

**Resolution 01/10/15:** Tammy made a motion to approve the minutes with corrections. Bert T 2<sup>nd</sup>.  
Motion passed unanimously.

Discussion was held regarding the DNR issue.

Tom Gredell and Bill Griffith joined the meeting at 9:05 AM. He stated the WLOA's operating permit has been received by DNR. Tom presented a proposed compliance strategy for DNR. Tom went over all of the steps WLOA needs to do to stay in compliance. He also made the deadlines we need to meet very clear. A report of tank pumps has to be submitted quarterly to DNR. Bill will handle this. Records are already being kept. By September 2, 2016 WLOA must submit an engineering report to DNR recommending the updates to our waste water treatment facility. Although we do not know what the final system will be, we need to be operating in compliance by February 2019. Tom stated the future of holding tanks is not certain. At the first meeting with DNR we can discuss what steps WLOA would like to take with DNR and understand the direction we need to go. He presented a cost estimate for the work that will need to be done to create the proposals due to DNR by September 2, 2016. The estimates were \$53,000 for the Corrective Action Report and \$44,000 for the Preliminary Engineering Report. Both estimates come with a 15% contingency. We potentially will try to meet with DNR the week of November 9-16. Bill will try to set up a meeting for that week. Tom explained the information that we will need to provide in order to assist with the engineering report. No new holding tanks can be installed after the end of November. Tom left the meeting at 11:20 AM.

Ron M stated Steve Thomas agreed to build a memorial for lot owners who have died. He would like Steve recognized for doing so.

A discussion was held regarding lot owners purchasing lots on the court house steps and if the back assessments had been paid. Bill confirmed none of the lots purchased by others have paid the back assessments. We will check to see which of these persons have clear deeds. A lien from Wildwood is not required for the back assessments to be owed. Our attorney has addressed this in the past. Our bylaws and covenants state the assessments follow the lot and not the lot owner. It is announced at the tax sales that any back assessments must be paid to Wildwood.

The DNR committee was discussed and if a charter was necessary.

The CIMR committee approved \$10,026.69 for the club house repairs.

The board left for the lot owner's meeting at 12:30. The board meeting resumed at 3:00 PM.

Board officers were elected. Robyn nominated Lisa as the next secretary. The motion passed unanimously. Nominations for president. Lisa nominated Tammy; Robyn nominated John. Bert nominated Robyn. Robyn declined the nomination. John got 4 votes, Tammy got 3. John is our new president. Nominations for vice-president were Bert nominated Tammy; John nominated Ron. 5 votes

for Tammy; 2 for Ron. Treasurer nominations. John nominated Robyn. Motion passed unanimously. Sergeant of Arms. Tammy nominated Stan. Motion passed unanimously.

Liaisons were assigned as follows:

Maintenance: Tammy  
Office: John  
Social Committee: Lisa  
Internal Affairs: Lisa  
Environmental: John & Ron  
Natural Resources: Bert & Stan  
CIMR: John & Tammy

The members of the DNR committee were discussed. John suggested the entire board membership be on the committee. When the meetings are held we will decide who goes.

**Resolution 02/10/15:** John made a motion to create a new DNR committee. The membership would be himself, Tammy, and Stan from the board; Ron Maietta and Ron Wiesnieski, and 2 PC appointed members. Bert 2<sup>nd</sup>. Motion passed unanimously.

John wanted it noted that all votes will be roll call.

**Resolution 03/10/15:** John made a motion to approve the Bylaws and Covenants charter with the provision that the board has the right to review and change as needed. Lisa 2<sup>nd</sup>. Motion passed unanimously.

John and Ron will be the board members of the Bylaws and Covenants committee. There will be 2 members at large that will be designated. PC will elect their 2 representatives. The full committee will be defined in November.

**Resolution 04/10/15:** Tammy made a motion we approve a memorial the Conservation Club has asked to erect. Robyn 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 05/10/15:** Ron made a motion that a prayer and the pledge of allegiance be given at the beginning of each meeting. Lisa 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 06/10/15:** John made a motion to send out the assessment bills with the same wording as last year. Ron 2<sup>nd</sup>. Motion passed unanimously.

Bert wants Security to check the clubhouse and comfort stations at the end of each night. John will communicate this to Bill. Robyn will create a check list.

**Resolution 07/10/15:** Lisa make a motion the meeting be adjourned. Tammy 2<sup>nd</sup>. Motion passed unanimously. The meeting was adjourned at 4:30 PM.

Respectfully submitted by Board Secretary, Lisa Bryan

