

Wildwood Lot Owner's Association  
Board of Director's Meeting  
October 8, 2016

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

**Resolution 01/10/16:** John made a motion to accept the minutes with the discussed changes. Robyn 2<sup>nd</sup>. Motion passed unanimously.

Lisa led the group in prayer.

The group reviewed the minutes from the May 2016 lot owner's meeting.

**Resolution 02/10/16:** Tammy made a motion the board receive a monthly report of work orders to be prepared by the park administrator. Specifics for the report will be provided. John 2<sup>nd</sup>. Motion passed unanimously.

The agenda for the lot owner's meeting was discussed.

The pool repairs were discussed. The board would like to have a contractor perform the modernization of the system.

Dean joined the meeting at 9:46. The bids for the pool were discussed. We are still waiting on one of the bids. The bid from Vaughan Pools was \$43,832.74 for the sandblasting and repainting. It is an additional \$7,129.46 for replacing the sand filters and replacing piping. A one-time pool fee was discussed to be assessed to each lot owner to cover these costs. This fee would be designated to pool repair only. The fee will be between \$50 and \$75 depending on the rest of the bids and other fees.

Dean has more bids for materials coming in for park repairs. He is getting bids for metal and shingles. Dean will finish the siding on the well house next week. The building light on the backside of the storage area was replaced last week. It was suggested the halogen lights be replaced as they fail with LED lights. Ron brought up a meter in Crow Park II that could be replaced with a dusk to dawn light. Some questions were asked about some of the expenses charged to Maintenance. Dean explained he cut prices of toilet paper and several other supplies by using Westlake's.

Dean left the meeting at 10:20.

Bill joined the meeting at 10:22. Several questions were asked regarding financials.

Accounts that have been sent to collections are not sent statements from Wildwood. Monthly statements are sent to lot owners who have a balance due and are not in collections. Anyone past due is locked out. Letters have been sent out and we are hopeful for some money coming in in the next couple of weeks.

We are currently \$40,000 under budget for DNR. We are currently within our budget.

Operating \$34,638.25; DNR \$5,556.33; CD (CIMR) \$56,782.00; (CIMR) 84,543.30 – Bank Star

One – total 141,325.30 (total CIMR)

\$62,500.53 – is what we need to be through the year.

PC approved the bylaws/covenants charter. Patty, PC chair came to the board meeting and signed the charter. The board discussed adding a watermark to the charter to ensure the original isn't changed. The charter was reprinted with the watermark and re-signed by the board president and PC chair.

The white Ford truck has had issues for a few months.

**DNR Update:**

Lisa contacted Erin Heidolph at DNR this week and got the following report.

“Sorry Lisa, no change since the last update. I spoke with the engineering section maybe two weeks ago about the reports and answered some questions the assigned engineer had, but I haven't seen anything they've prepared to send to the Board yet. I sent an email yesterday checking in also, but haven't heard anything back yet.”

The meeting adjourned temporarily at 12:19 to attend the lot owner's meeting.

The meeting resumed at 2:24 with new board members, Trudi Elliott and Lonnie Wyman.

Tammy nominated John for president. No one else wanted the position so he was elected by default..

Robyn nominated Tammy for vice-president. No one else wanted the position so she was elected by default.

Tammy nominated Lisa for secretary. No one else wanted the position so she was elected by default.

Lisa nominated Ron for sergeant at arms. No one else wanted the position so he was elected by default.

Ron nominated Robyn for treasurer. No one else wanted the position so she was elected by default.

John and Tammy volunteered for the CIMR representatives. Everyone agreed they would stay on.

Environmental - Ron

Natural Resources - Trudi

Office - Tammy

Maintenance – John

Internal Affairs - John

Social Activities - Lisa

Lonnie stated he is going to continue to help Maintenance on a volunteer basis.

A new motor grader was discussed. One has been found for \$25,000. Two other bids were also obtained. Ron stated for no more times than the road grader is used, he doesn't think it's a good investment. Lonnie stated there are only 2 guys and way too much to do and good equipment can help.

**Resolution 03/10/16:** John made a motion we purchase the Champion motor grader for \$25,000 for an interest rate of 5.95% and \$5,000 down to come from CIMR. Trudi 2<sup>nd</sup>. Everyone voted yes except Lisa and Tammy.

John discussed the audio recording of the meetings beginning in November. We will look into devices and have one available by the November meeting.

The board agreed to meet October 29 at 9 AM for a few hours to work out some details. We will change the November meeting to the first weekend of November.

Trudi gave the board a list of items that will go on auction in Jefferson City. The board agreed they would not attend the auction.

Trudi stated a lot owner asked about a letter for selling lots and stating the conditions.

**Resolution 04/10/16:** Lisa made a motion to adjourn at 3:55. John 2<sup>nd</sup>. Motion passed unanimously.

Supplemental Meeting  
Saturday October 29, 2016

Attendance: Tammy Spyers, John Haynes, Robyn Overly, Lonnie Wyman, Ron Tesson, and Trudi Elliott – Absent : Lisa Bryan

Discussed procedure for recording board meetings. Following the Agenda, executive minutes not recorded, talking one at a time.

Notified about the gate being repaired on Tuesday Nov 2, 2016. 24 hr security until repaired.

**Resolution 05/10/16:** Assessments- Tammy made the motion, Robyn 2<sup>nd</sup> - \$75 special onetime swimming pool repair fee. Lower CMIR fee from \$75 to \$25. DNR and trash fee to stay the same. Net increase per lot owner \$25.00. Motion passed unanimously.

After we know our costs for DNR next year, the association needs to purchase a used 1 ton flat bed truck and upgrade our comfort stations: new toilets etc.

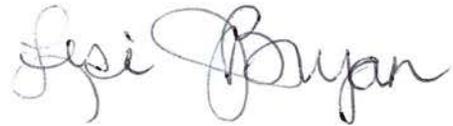
Need to get some copies of all keys and have them stored in the office.

**Resolution 06/10/16:** At Large Cov and B.L. committee appointment – John nominated Scott Heppermann, 2<sup>nd</sup> Tammy. Trudi nominated Catherine Dean, no 2<sup>nd</sup>. Vote –

unanimous vote for Scott.

John Haynes as president, has appointed the Bylaws/Covenants committee to choose their own chair for this year.

Respectfully submitted by Board Secretary, Lisa Bryan

A handwritten signature in cursive script that reads "Lisa Bryan". The signature is written in black ink and is positioned below the typed name.