

**Wildwood Lot Owner's Association
Park Council Meeting
December 12, 2015**

Members Present: Hope Berhorst, Catherine Dean, Mark McDonald, John Leykamp, Ray Lasley, Dwayne Overly, Jim Bumpus, Trudi Elliott, Penny O'Dell, Patty Clough, Cindy Tanner, Hank Short, Rose Leykamp, Mike Woolley, Sam Lasley, Denise Lasley, Greg Lauber and Kim Wyman.

Members Absent: Margaret Altman

Guests: Jamie Meinke

Call to Order: The meeting was called to order by Hope Berhorst, chair. A quorum was established. Hope swore in new Park Council Member Jamie Meinke.

Approval of Minutes: The minutes were reviewed. Mark motioned to approve the minutes with corrections made. Cindy seconded the motion. Motion carried.

Public Comments:

- None

Financial Report: – Given by John

- Jim asked about the \$116,000 2016 expenses, John explained the engineer and attorney fees to be paid next year. He also said that the BOD decided to stop all WW lot sales, which accounted for \$47,000 income in 2015. Hope asked why they decided to stop the lot sales and John explained they want to keep the rise in number of people in park to a minimum. Private lot sales will continue as usual. Dwayne asked Hope to clarify with BOD, the reason for halting lot sales.
- Trudi asked why there is a difference in the equity totals for the months of November & December, John said he will ask.
- Jim asked about DNR & legal fees paid this year. Engineer paid \$3,000 in November and attorney fees approximately \$24,000 paid this year. John said that he is not sure if projected fees will be spread out over time or not. Hope said she will clarify the speculation of fees for DNR & attorneys.
- Patty asked about other income such as nuclear power plant outage and campers that stay here. John replied that we received around \$20,000 from power plant.
- John said that the park is existing on next years income.

Jim made a motion to accept the financial report as given. Patty seconded it. Motion carried.

Internal Affairs Report: – given by Mark

- Mark began by thanking financial chairperson & secretary for work done.
- Mark stated that there were 4 applications for permanent residency in month of November & they will be approved if they meet the criteria.
- Mark stated that starting January 1, 2016, he will keep track of fines given out & how much of these are being paid. He also stated that \$4375 in fines collected since 1-1-15.
- Mark states that there were 7 complaints, 4 of them were about license plates. He will send a letter to the lot owners regarding their vehicles with expired plates.
- Patty suggested to tow & store violators.
- Cindy said that there is a van that was used as an atv and they drove around the park. She thinks that

all vehicles should be tagged & have current plates.

- Hope asked if we allow storage of vehicles on lots? Jamie stated that a conversion van was denied use as a camper.
 - Patty asked why a lot owner is allowed to use one WW sticker on multiple cars. Mark said he will investigate and send out a letter to the lot owner. John suggested checking b&c regarding dealer plates having a special tag.
 - Trudi stated that if someone is in violation of the rules, they should be written up over and over again until the violation is corrected. Hope commented that there are also people that complain about others over and over again without any merit.
 - Jim suggested that as PC members, we should not judge what we hear about lot owners, particularly when labeled as a personal agenda.
 - Mark brought up clean up letters and whether we should move them to June. Rose suggested advertising inspections ahead of time. John stated that inspections to be done in April and should be fined if not completed by June. Trudi added that there should be an inspections list with pictures taken of violations in April. Re-inspection of violating lot list to be done in June, and if violation is not corrected, they get a letter. Kim asked if everyone is aware of inspection. John stated that a letter needs to be sent out after first inspection so that lot owner knows what they need to do and by when. Mark said that inspection will remain in March and letters sent out in April with detail explanation of what the lot owner needs to do by June 15 of that year in order to avoid a fine. The fine shall be \$100 per month for every month it is not completed. Re-inspection to occur the 15th of the month until violations corrected. Mark will have a draft of the letter at the next meetings long with a list of the criteria. Fines are to follow the lots, not the lot owners. Trudi stated that unpaid fines should be turned over to a collection agency and liens placed on lots. She also added that letters should be sent out to every month to repeat offenders. Mark said patty with help with clean up.
 - Mark suggested to charge \$25 to rent clubhouse to cover cost of trash bags etc. Someone stated that they do charge for rental but it is not being enforced by office. Hope said that they need procedural forms for rentals and Trudi says that they do have one and that she gave it to them. Jamie said that the office collects 2 checks for rentals, \$100 & \$25, but they are collected at different times. Jamie suggests collecting both of them at the time of reservation. Cindy suggested that the PC take a look at Trudi's procedural form and re-evaluate it. Hope stated that all closed events should be on the calendar. Hank suggested that clubhouse committee take over clubhouse rentals or have Penny do it. Cindy stated that the clubhouse calendar is not in the office. Hope suggested to put clubhouse calendar on the web page and all non tech people can call to book reservations. This brought up questions of how deposits will be collected and how to handle if they are not paid. John suggested to go through office because of problem collecting the money. Jamie suggested that a reservation could not be made unless a deposit is paid. Hope thanked Trudi for all of her help.
 - Mark received a complaint from a private party. A guest was lost and ran stop sign. The complaint also stated that the guest was followed by a group of people and were terrorized by them.
 - Mike stated that guests cannot fill out a complaint form, it has to be done by a lot owner.
 - Hope will clarify that if a guest breaks the rule, the lot owner that the guest is signed in under will receive the fine. Jim clarified that Internal Affairs doesn't write fines, they write the letters. The office sends out the fines.
- Cindy made a motion to accept the Internal Affairs report as written. Mark seconded the motion. The motion carried.

Environmental Report: – given by Dwayne

- Approved one portable garage, one roof replacement (was not required it was for a repair) and one partial enclosure.

- Dwayne reported the new building codes are still with the Board and need to be in compliance with the AOC. PC will review when completed.

Cindy made a motion to accept the report as given. Patty seconded the motion. Motion carried.

Natural Resources Report: – given by Ray

- 9 trees on 4 lots were requested to be removed. 8 were approved and 1 was denied because it was located on common ground. Only 1 of the 8 were dead.

Trudi made a motion to accept the Natural Resource report as given. Patty seconded the motion. Motion carried.

Preparation for meeting with the BOD:

- Ray wanted to know why we are not going forward with timber harvest?
- Cindy wanted to ask permission to put a collection jar in office for horseshoe donations. She also wanted to suggest getting rid of the \$2.50 day pass and charge \$5.00 for anyone coming into the park for day or overnight to eliminate people paying for day pass and then end up staying the night.
- Trudi wants to know where the b&c committee stands.
- John wanted to ask the what the contract price for the hired engineer is, what the total job bid is and whether or not we have signed a contract with him. He also wanted to ask if the DNR committee is planning on meeting with the DNR.
- Has the board is discussed the issue with Eric Mueller yet and what was the decision?
- In the board minutes, there was a suggestion that all voting ballots be mailed to the post office only, has bod discussed this?
- Lots purchased on the court house steps and questions if assessments and fines due on those lots must be paid by purchaser? Mark states the assessor now informs purchaser that there may be assessments and fees that will follow the lot purchased, but in years past they did not.

Joint Meeting – Board of Directors and Park Council:

Board Members Present: John Haynes, Tammy Spyers, (was Stan present?), Lisa Bryan, Robin Overly, and Ron Tesson.

See Board Minutes for details

Meeting with BOD Ended

PC Meeting Resumed

Social Committee Report: – given by Hope

- None given
- Ray contacted Bruce O Band for available dates. These days are already booked, 1-2-16, 3-19-16, 6-27-16 & 10-1-16.
- Hope sent summary list of activities to Social Committee Group consisting of Rose, John, Kim, Cindy and Catherine.

Jamie made a motion to accept the Social Committee report. Cindy seconded the motion. Motion carried

Clubhouse Committee Report: – given by Penny

- none given

Old Business:

- None given

New Business:

- It was brought to the PC's attention that the minutes from November contained potentially sensitive material. Trudi stated that the BOD has regular minutes and executive minutes, where they discuss sensitive material. Rose states that she would like to keep all of the information in the minutes because it is true and accurate, and feels that having 2 sets of minutes is too confusing and will be too much. John agrees with Rose that one set is enough. Patty states that any sensitive discussions should not go into our minutes, but should still be documented. Mark agrees that they should be kept out of the minutes. Catherine also agrees with Patty and Mark. Mark made a motion that all sensitive material from the Nov. '15 minutes be removed. He suggests that we have separate minutes that are exclusive to PC members only for sensitive material. John says that by not putting in minutes it allows things in the park to go on forever and never get fixed and never get done. By putting them in, it documents that day as the last time we talked about an issue, and so when we discuss it in the future, we can say we discussed it back on this day and nothing or something was done about it.
- Patty stated that there are a lot of people in the park that do not know what is going on in the Park and if we strike sensitive material out of our records, then how is everyone going to know what is going on? Rose agreed with Patty.
- Patty made a motion to remove sensitive material out of the November minutes and all future minutes and to put them into a log book that will only be available to PC Members. Mark seconded the motion. 13 in favor, 2 opposed, motion carried.

End of New Business

Hope made a motion to end meeting. Mark seconded the motion. Motion carried.

Meeting was adjourned.

Respectfully submitted by Park Council Secretary,

A handwritten signature in black ink that reads "Catherine Dean". The signature is written in a cursive, flowing style.

Catherine Dean