

**Wildwood Lot Owner's Association  
Park Council Meeting  
February 20, 2016**

**Members Present:** Catherine Dean, Cindy Tanner, Denise Lasley, Dwayne Overly, Greg Lauber, Hank Short, Jamie Menke, Jim Bumpus, John Leykamp, Linda Haynes, Margaret Altman, Mark McDonald, Mike Woolley, Patty Clough, Ray Lasley, Rose Leykamp, Sam Lasley, and Trudi Elliott

**Members Absent:** Hope Berhorst, Penny O'Dell and Kim Wyman

**Guests:** Jack Klaus, Gretchen Mueller, John Haynes, Barb Sterling and Robin Overly

**Call to Order:** The meeting was called to order by Catherine Dean, co-chair. A quorum was established.

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

The December minutes were reviewed. Dwayne motioned to approve the minutes with corrections. Mark seconded the motion. Motion carried.

The January minutes were reviewed. Mark motioned to table approval of the January minutes until corrections are made. Cindy seconded the motion. Motion carried.

**Public Comments:**

Mark reported one of the original lot owners, Sharon O'Dell passed away this week and asked for a moment of silence.

**Financial Report** – given by John Leykamp.

- He gave a comparison of last year to this year.
  - Account receivables are up \$64,000 from last year. This is from accrued interest on accounts that are running behind.
  - Assessments are \$189,000 this year - last year at this time it was \$201,000 which is part of the reason the account receivables has jumped up.
  - Income from Sales is \$612 which is probable payments on lots. Cindy thought it could be fees from private lot owners' sales. John will check on.
- Jim asked if the \$50,000 lot sales last year included payments on lots. John replied they are included. John stated the Board's decision to not sell lots is a concern for Bill since this has lowered our income.

Mark made a motion to accept the report as given. Ray seconded the motion. Motion carried.

**Internal Affairs Report** – given by Mark McDonald.

- Mark stated there were no applications for permanent residency in January.
- Reported two \$50 fines for speeding were collected this month for a total of \$100.00.
- Mark apologized for not spot checking 15 gate cards to make sure they are locked out this month.
- Mark handed out copies of a clean-up letter he had drafted for suggestions.

- John suggested changing the word “old” to “abandoned” campers.
- Jim suggested adding a section on safety. There is section later in the letter but perhaps it could be moved toward the top.
- Catherine asked is there is a list of items/problems we are checking on when doing inspections. Yes there is.
- Dwayne suggested/asked if lot owners could call ahead to head off questions. It was suggested lot owners could send an email to Mark. Mark will set up an email account for Internal Affairs.
- Cindy suggested listing fines for dumping batteries and tires on the letter.
- Mark will make changes to letter and send to Trudi to proof.

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

Margaret asked about when people write up complaints about employees who do they go to. Signed complaints go to IA (Mark). Complaints about office staff go to Bill and complaints about Bill go to the Board. Margaret said she has a friend who wanted to write a complaint about maintenance but was afraid to because it is a Board Member’s spouse. Margaret asked if there is anything in our By-Laws and Covenants about nepotism. Patty stated the Board member was to recuse herself from voting on any issues concerning maintenance. Trudi stated she has a copy of the nepotism policy.

Discussion of how the Board votes (i.e. does the President vote or only breaks ties). Question for the Board.

Margaret brought up how she had witnessed Marie in the office handing out keys to the propane tank cage to lot owners. Margaret stated she had made a complaint and it ended up in the minutes. It was made clear that if you discuss an issue at a Park Council Meeting, your name would be included in the minutes. Linda stated that it is a necessary evil to write up complaints to eliminate hearsay. Mark should be able to follow up with a written complaint.

Catherine stated that she had heard talk in the park regarding Marie getting paid while on sick leave for 8 weeks and told the PC that she doesn’t know this to be factual and to take what she is saying with a grain of salt. She stated that it should be investigated. Catherine filed a Request For More Information and gave it to Mark. Catherine stated that she heard “The approval for Marie’s paid leave was originally brought up at a BOD meeting in November. Bill said it was approved by the 2015 Board at one of their meetings.” The 2016 Board denied approving her leave (2016 BOD consists of 6 out of the 7 2015 BOD). “A couple of weeks later, Bill approached John H and Robin O at the office and told them that it was actually Ron M and Tammy S that were the ones that approved Marie getting paid while she was out.” Catherine stated that she asked what has been done about it and was told that all parties involved denied their involvement. Mark stated that he had already investigated this matter and said that she was doing work for the Board at home while she was recovering. He said that he spoke to Ron M himself and that Ron M admitted that he had approved the payroll payments. Mark said he will look into it again.

#### **Joint Meeting – Board of Directors and Park Council:**

Board Members Present: John Haynes and Robyn Overly.

- John Haynes stated the Board did approved a budget and actually may have a \$20,000 surplus. Robyn stated this is a plan on paper and things can change.
- Trudi asked if Eric Mueller had received his letter. John Haynes said no but they did have a draft and

would get it out.

- Linda asked if the budget would be reviewed periodically. John Leykamp stated copies of the budget are available in the office.
- Jim stated on the counter in the office, there is a flyer regarding proof of ownership will be required starting in 2017. Ray had a copy of the flyer and read it. Ray is concerned that anyone can write a bill of sales.
- John Haynes stated the store had been made non-smoking and now the entire building is non-smoking. Robin hopes the store can make more money and said they are working on better marketing. Catherine asked if we could get a group together to clean the office thoroughly. Robin said new sweatshirts will be ordered when the old ones are gone.
- Margaret asked what was done that reduced the budget. John Haynes stated that Bill had built fluff into the budget and he had taken a lot of the “fluff” out of the budget. Rose asked what the “fluff” was. John Haynes gave the examples of: Bill budgeted \$110,000 for engineering cost and they reduced it to \$77,000; Bill Budgeted \$25,000 in legal fees and they reduced it to \$10,000. John Leykamp stated the legal fees for 2015 were \$25,000+. Haynes said we are no longer negotiating with DNR and part of the fees last year concerned the voting.
- John Leykamp asked if the pool will be open. Haynes replied he doesn’t know why it would not be open.
- Mike asked if day passes have been eliminated. Haynes responded not yet.
- Jim asked if any decision about last year’s August vote had been made. John Haynes said no and that he wants the entire Board to be present when it is discussed.
- Haynes stated he asked the Board if it was ok for him to come to the Park Council meeting and he said that they all agreed.
- Trudi asked if the situation comes up at a Board meeting with conflict of interest and the vote is tied, what happens. Haynes said that the vote is tabled to the next meeting. He stated that this issue could go on and on forever, but this is how it is done. He also stated that the President of the Board is allowed to vote at all Board meetings.
- John Haynes commented that all complaints must be filled out and signed. Mark asked if we have a retaliation policy. Haynes said he was not aware of one.

#### **Park Council Meeting Resumed:**

**Environmental Report** – given by Dwayne Overly.

- One cabin was approved. Owner withdrew permit for RV port.
- Patty asked where we are on the Building Codes. Dwayne stated they are still with the Board as they are still wanting to make some changes.
- John asked if the Board has thought about halting the building of cabins. John said other parks such as Woodlandville were required to remove their plumbing. John feels we should advise/warn lot owners who are building or buying cabins in Wildwood that they may not be allowed to have bathroom facilities in them until we know where we are with DNR. Linda suggested the office could give new lot owners a copy of the AOC. John suggested the AOC should be given to anyone requesting a building permit. Dwayne said he will check on that. John stated that as of December, the AOC prohibits anyone from hooking up bathroom facilities to existing holding tanks or installing new ones.
- Cindy clarified that 45 gallon tow behinds are still allowed to be used.

Mark made a motion to accept the report as given. Mike seconded the motion. Motion carried.

**Natural Resources Report** – given by Ray Lasley.

- One second trailer request, 8 tree permits for a total of 17 trees. The 17 trees were requested to be cut for the following reasons: 11 were dead, 1 was a safety concern, 1 for a new driveway and 4 to set a trailer.

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

**Social Committee Report**

- Rose stated the next event usually would be the Easter Egg Hunt and we have plenty of eggs. Traditionally Park Council members bring candy to fill the eggs during the March meeting. Hope had proposed a date of Saturday, March 26 on the Social Activities Event Calendar for the Easter Egg Hunt. It was decided the time would be 1:00 p.m. Cindy volunteered to chair the event. Dwayne volunteered to help.
- John has all the bands booked for the summer. He asked if he needed permission to change the time of the dances from 8:00 – 12:00 to 8:30 – 12:30 due to heat. It was suggested we should get permission from the Board due to quiet hours.
- John asked if there was any interest in having fireworks for July 4<sup>th</sup> weekend. He also said that we would need donations to fund it. He said that he will verify with BOD on liability.
- Cindy announce there is an envelope in the office for donations toward the horseshoe pits. Still needing about \$500.
- Trudi asked about a band for the Harvest Dance and suggested that we book one now to secure the date.

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

**Clubhouse Committee Report** – None given (both chair and co-chair were absent).

**CIMR Report** – given by John Leykamp.

CIMR approved \$7,000 for a new roof for the office. Price includes tearing off the old roof, disposal, replacing sheeting if needed, and putting on new shingles.

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

**Old Business:**

- Hank asked what happened about the guest for running stop sign. Mark responded no fine was issued due to too much “he said, she said”.
- Mark asked what the difference between an employee and a lot owner making an unwritten complaint. He gave an example of someone reporting construction without a permit. Dwayne responded that he would not go on their lot.
- Who is on the DNR Committee? John Haynes responded that he, Ron Maietta, Ron Wisniewski, and Stan Altman are although he thought Stan may not stay on due to health issues.
- John Leykamp asked if the Charter for the By-Laws and Covenants Committee has been approved by the Board. John Haynes stated it is not finalized and the Board would still like to go over it with Park Council. The Board has picked their members for the Committee.
- Park Council elected their members – Trudi Elliott, Catherine Dean, and Rose Leykamp.
- Mark has only had one person come forward to be an At-Large member for the By-Laws and

Covenants Committee. We will need to advertise and Park Council Members need to ask lot owners who are interested.

**New Business:**

- Trudi brought up that the President of the Board is allowed to vote on issues before the Board and we should allow our Chair to vote. Dwayne made a motion to allow the Park Council Chair to participate in all votes. Cindy seconded the motion. Motion carried.
- Catherine reminded PC members to copy Hope on any emails regarding Park Council.
- Catherine stated that she believes Wildwood is not following the law, Mo statues 511.350-360, regarding lots that are sold with past due assessments. Wildwood is charging the new owner the unpaid fees without obtaining a judgment first then filing a lien with recorders office. John Haynes said one attorney had advised them that the assessments follow the lots and not the lot owner. He also said that misinformation has been given from the same attorney and he would like to ask for a second opinion. Trudi asked why Wildwood doesn't file a lien. Cost was given as a reason. Robin stated that a copy of By-Laws are given to new lot owners. Catherine stated that in our Bylaws 8.3.6, the fees follow the owner unless a judgment is awarded and a lien is filed with recorder.
- Catherine asked if we are going to discuss pool passes. Cindy stated we are trying to change the day passes.

Mark made a motion to adjourn. Ray seconded the motion. Motion carried.

Respectfully submitted by Park Council Secretary,

  
Catherine Dean