

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
October 8, 2022

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Bill Tisher, Danny Payne
- Absent: Chris Oliver

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- Savings Account with a balance of \$33,502 has not had activity lately and the account is being disabled. Will be moved to a CD
- 5% added to CIMR for 3Q - \$390.77. Total into CIMR in 2022 was \$29,528.42. Current Balance is \$125,472.91
- Liability insurance deductible increased from \$1,000 to \$2,500. Savings was \$1,200 per year
- Decals will be orange background and white letters
- Maintenance to review our propane costs and sales at our price. Tractor Supply in Jefferson City is charging 4.09/lb. Need to review the AmeriGas contract
- Updated Employee Handbook approved and signed by Randy
- Reviewed current Balance Sheet and Profit & Loss
- Robyn to provide a check to the Conservation Club

Security Update

- Danny provided an update. No concerns

Maintenance Supervisor Update

- Put new poles installed at Turkey Park comfort station
- Need sealed bids for a Dozer blade and brush hog that we're selling
- 4,000-gallon water tank Truck was purchased. For \$13,500.
 - Will be delivered to Jared and Fed Jones for updates to be used for water/chemical distribution on the roads
 - Lonnie is researching options for the chemicals needed
 - BOD will formulate a plan for rolling out our own chemical spraying – where to spray, when,...
 - BOD indicated that directional signs can now go up in the trails
- Discussed a stop sign in Pheasant Park put up by a lot owner and another 15-mph speed limit sign put up by a lot owner. Security will be notified that those are not enforceable by Wildwood Security
- Reviewed the Pool status
 - Paint needs to be fixed

Store Staff Update

- Bill brought up the need for a POS system that provides bar code inventory tracking

- Discussed winter/off-season store hours. BOD decided to leave the store open on Mondays and Tuesdays to accommodate deliveries in lieu of Security during the days on Mondays and Tuesdays.
- Security will start at 4:00pm on Mondays and Tuesdays, effective 11/1

Internal Affairs Update

- None

Executive Session

Old business

- DNR – No updates
- Turkey Park Pavilion – Supposed to start at end of October/beginning of November, but the contractor is not being responsive. Contractor has till next Friday to meet with us and be responsive, or the BOD will go a different direction
- Bylaws & Covenants Update
 - Need to appoint a new at large member
 - Need to record prior year's updates. Updates are being printed now for Randy to sign today

New business

- OneCall is being cancelled for lack of participation
- Reviewed the Mansfield front gate issue. Fine and damage has been paid for
- Dam was inspected last week. The Dam inspection went well, but still waiting for the report
- Carol ordered round handicap stickers that will be put on plates for handicap people
- Lonnie is waiting on the inspector for the Lagoon Inspection. Lonnie will reach out to another inspector if he cannot get the existing one within a week
- Discussed the lots that have not had deeds recorded

Reviewed Actions Without Meetings since prior meeting

- Approved purchase of white on orange vehicle decals for 2023

Chris Oliver made motion to adjourn at 10:15 am, Bill seconded. Unanimous approval.


BOD Re-joined with new BOD member Richie Haefner to vote on BOD positions. The following was voted on by the BOD:

- President – Trei Irwin : Nominated by Randy, seconded by Robyn
- Vice President – Bill Tisher : Nominated by Danny, seconded by Trei
- Secretary (Chris Oliver) : Nominated by Robyn, seconded by Trei
- Treasurer (Robyn Overly) : Nominated by Chris, seconded by Trei
- Liaisons:
 - Office – Bill
 - Maintenance – Randy
 - Internal Affairs – Bill
 - Environmental – Richie
 - Security - Danny

- Social – Chris
- CIMR – Danny and Randy
- C&B – Chris & Richie
- Natural Resources – Richie
- Conservation Club – Richie

BOD agreed Danny Payne to be second signatory for Wildwood Bank Accounts.

Chris Oliver made the motion to adjourn again at 2:30 pm, Trei Seconded



Respectfully submitted Board of Director
Chris Oliver, Secretary