

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

December 8, 2022

Came to Order at 8:00 am

- Present: Trei Irwin, Randy Hudson, Robyn Overly, Bill Tisher, Danny Payne, Chris Oliver, Richie Haefner
- Absent: None

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Discussed lots purchased at tax auction
 - Deeds obtained immediately will be added to Wildwood Lots for Sale list
 - Maintenance will validate the lots that have holding tanks and monitors
- Received the 2023 Personal Property Tax
- All lots bought by Wildwood with a holding tank will have a monitor installed immediately
- Referring to the lots Wildwood buys on the courthouse steps, Trei made a motion to set the up-fee for Wildwood lots with holding tanks for sale to \$2500. Richie seconded. Unanimous approval ***Resolution 20221208-001***
- 941 payroll payments will now be paid bi-weekly instead of once a month, because of increased payroll
- Accountants will be closed the week between Christmas and New Years. There will be no impact to business operations or payroll
- Primacy fees for full-time residents are effective when the BOD President approves full-time residency request
- Annual assessments will be going out soon. A post will be made to the Facebook page when they go out
- BOD to check with attorney about when we can charge the collection fees, per the recent Covenants and Bylaws changes, for accounts in collection
- Robyn to work with Accountants to include reference to the collection's fees being charged for collections in the invoices going out for 2023 assessments

Security Update

- No updates

Maintenance Update

- Road dust truck update
 - Will apply liquid dust control agent
 - Cost to setup the truck is approximately \$17,000. BOD agreed
 - Lonnie to verify the truck will have a diffuser in the front in order to apply just water
- Discussed bathrooms at clubhouse – making handicap compliant.
 - Approved already
 - Work will be done after the new year (starting around 1/16 – 2/16)
 - Clubhouse will be closed during that time
- Reviewed the status of the Turkey Park pavilion
- Discussed the need for an additional truck for Security

Store Update

- Carol to order cardboard tubs so we can clear the table off in the BOD room
- Discussed the POS System that Chris and Bill sat on a Zoom call Demo/discussion
 - Received bid from Paradise POS for a 2-system configuration
 - Chris Oliver made a motion to approve purchase of a single system configuration at a cost not to exceed \$2,500. Trei seconded. **Resolution 20221208-002**
 - Bill to follow up with the provider to affect the purchase
- Richie mentioned some small headlight/taillights that could be sold in the store. Richie will get with Carol
- Cigarettes will be purchased in bulk going forward from a vendor

Internal Affairs Update

- Discussed rules and regulations concerning full time residency
- US Mail will not be received at Wildwood Lot Owners Association address for lot owners. US Mail must be delivered to their own mailbox for lot owners authorized for full time residency. Any US mail delivered to Wildwood Lot Owners Association address not addressed to Wildwood Lot Owners Association will be returned to sender

Executive Session

Old business

- DNR
 - No updates
- Discussed the Swim Platform bid received – approximately \$35,000
 - BOD to consider other options

- Bylaws & Covenants update
 - Chris provided an update

New business

- POS - Discussed under Finance

Reviewed Actions Without Meetings since prior meeting

- None

Randy made motion to adjourn at 11:15 am, Tre seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary