

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes  
April 13, 2019

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Chris Oliver, Tami Kiso, Robyn Overly, Hank Short, Chris Bayless
- Absent: None

Finance

- Profit and Loss 1<sup>st</sup> Quarter 2019 Income and expenses reported – on track with budget.
- Grinder pump – paid \$10,000 down.
- Paid \$2535 for electric pole and power to pool house.
- Discussed payment for grinder pump and sewer line repairs:
  - Requesting \$27,810.02 from CIMR for grinding station. This is the balance, after all funds from DNR fund and pool account are exhausted.
  - Will reduce CIMR account to approximately \$75,000.
- Credit card fees – Robyn researching options. Our rate will be based on volume. Will continue the discussion when Robyn receives more information from potential processors.
  - Central Bank – very aggressively pursuing new clients.
- Credit Card minimum charge – Robyn's research indicated that there is no law against a minimum charge, but we do need to have signage indicating the minimum fee and we must be consistent. We should not charge a service fee. We can charge a service fee for accepting credit/debit cards, unless we are under contract indicating that we cannot.
  - Decision to wait until bids come in and we can then re-discuss.

Lonnie Update

- Upcoming Needs
  - Turkey Park bathroom - new doors on handicap accessible bathrooms
  - Deer Park - one toilet
  - Pool and clubhouse – 12 new toilets (\$120 per toilet)
  - Rock for roads
  - New 18" pipe (40') Doe View
  - New 18" pipe (40') Deer Park
  - Extra dumpsters for May annual park cleanup
- Electric Pole at pool house is installed.
- Tank at pool house has been ordered.
- Manholes 4 – 4a and 10a – 11 need be done this year. Received bid for \$7,800 for the contractor to do at the same time as repairing the grinding station and it's sewer lines. That will complete all sewer lines on the list. BOD approved this expense.
- Pool

- Cover is off, and pool is drained, and power washed. Two lot owners are ready to begin touching up the paint. Sand will be added to the paint to reduce slippage. Paint needs to be complete by 5/4.
- Anticipates beginning filling the pool by 5/13 to be ready by 5/24.
- Cover storage – currently in our shop to dry out and fold correctly
  - Lonnie is looking for a large metal box, approx. the size of a truck bed or something to store it in. Lonnie to pursue.
  - Will also take care of repairs before it goes back on.
  - Lonnie reported someone has been in the pool – cover straps were removed, and footprints were observed in pool area.
- Pump truck
  - Budget is \$40,000.
  - Lonnie found a place that puts all new equipment on used trucks for approx. \$45,000.
  - Found a 2010 with 14,000 miles on it for \$75,000.
  - Still researching.
- Mechanical Plan ammonia testing – 2x week testing to begin this week.
- Road maintenance and rock prices –
  - Budget is \$35,000.
  - Work being started.
- Staffing
  - New full-time employee at the guard shack.
  - Part time maintenance person now full time.
  - Part time mower.
  - Part time person at pool Monday through Thursday.
  - Part time person at pool Friday, Saturday, and Sunday.
  - Still need a part time weed eater.
  - All positions above are within budget.
- Monitors
  - Currently have approximately 40 monitors.
  - Lonnie to return all bad monitors to the vendor.
- Pool permit expires 7/31/2019. Randy to work with vendor to get renewed.
- Randy recommended a timer be installed at the pool house to automatically shut off the water. He asked Lonnie to research.
- Randy also asked about putting internal lights in comfort stations on a motion sensor. Hank to research and Lonnie to provide information on the number of switches.

Park Council / BOD – Started at 10:00 am

- Finance
  - Pool grinding station pump
    - Approved \$30,000.
    - Needed to add 200 amp electric and pole for \$2,500.
    - Robyn asked to meet with CIMR Committee to discuss approval of money transfer. CIMR met after the Park Council and approved.
  - Credit Card

- Robyn researched credit card options and fees. Requested bids to reduce our rate. She also inquired about legality of minimum charge. She indicated that BOD will discuss in the May BOD meeting.
  - Budget analysis and comparisons being completed quarterly now. She indicated that the 1<sup>st</sup> quarter of 2019 is on track.
  - Special assessment passed. Great for park, allows the current budget to proceed.
  - Lot owner asked if we were able to show total 2018 pool expenses. Robyn indicated that this has not yet been accomplished but she will continue to pursue and report back.
- DNR
  - Have all monitors installed, except 4 or 5. DNR decided not to fine us as of now.
  - Reported that lot owners are being fined for no monitors per previous resolutions.
  - Still pursuing a new AOC. Will clean up all closed items and establish a new AOC going forward. Will try to remove the clause that makes Wildwood responsible for the negligence of lot owners, but DNR has not been receptive to that so far.
  - Discussed the pool house grinder pump installation and sewer lines. Those efforts are in progress.
  - Randy discussed that a former lot owner made a complaint to DNR about a potential illegal dump. Randy reassured everyone that we do not have a dump and indicated that DNR may inspect.
  - Water purity test passed. Copies of the report are available.
  - Aerators have been replaced at Coast to Coast.
- Controlled Archery Hunt
  - Mike Tanner updated:
    - Indicated that deer carcasses should not leave the park unless going to a deer processor.
    - Training for volunteers is being planned.
    - Rules and Regulations being updated.
    - Mo Dept. of Conversation rep. to speak at May Lot Owners meeting.
    - Will have sign up sheet at office. May need lottery if more than 20 lot owners register.
- Randy indicated that the Callabyte rep. should be at May Lot Owners meeting.
- Site Raffle
  - Concern now about legality. A lot owner will try to research with an attorney that he knows.
  - Discussion about the minimum number of tickets to be sold – 50 or 100.
  - PC asked the BOD to provide a list of lots that we would be willing to raffle.
- Q&A
  - Park Council
    - Security – Who is eligible to purchase guest passes? Can the child request a guest pass? BOD indicated that the individual to request a guest pass must be on the deed to buy a guest pass and to escort guest in and out of the park.
    - Who to contact regarding what – can we put something on the website that indicates which BOD member is responsible for what? Randy indicated that all BOD members receive the current emails since all decisions are collaborative.
    - Proposed update to Rules and Regulations – BOD will review and discuss.

- Proposed logo – BOD indicated it will be discussed later in this month’s BOD meeting.
- Randy asked where we are with the campground host. Cristy indicated a lot is not currently available and will not be available till May. She indicated its on hold now till October. They will then begin trying to staff so that they can start on January 1, 2020.
- Randy asked about firewood sales – Two bundles have sold so far. Cristy indicated that the PC is now complete with this project and it will be managed by the office going forward. A lot owner will ensure that the firewood supply stays available.

BOD Meeting resumed at 10:52 am

#### Old Business

- Self-pay envelopes – Hank to continuing to pursue. Randy also to follow up with the DNR people he reached out to.
- Reviewed Action without meetings
  - 3/11/2019 – Approved forwarding to Brittany, the inquiry made by a lot owner to DNR regarding whether or not Wildwood BOD can currently approve new permanent residents.
  - 3/12/2019 – Received response from attorney re: voter eligibility for lot owners that were late on their 2018 assessments but paid 2019 assessments on time, and adjusted ballots accordingly.
  - 3/14/2019 – Approved minutes and executive minutes from the March 2019 BOD meeting.
  - 3/24/2019 – Approved temporary help to work in the store on the afternoon of Friday (3/29) and all day on Saturday (3/30) to assist with the high load anticipated as a result of ATV inspections.
  - 3/25/2019 – Approved to accept the bid from Roettgen Excavating for \$30,000 to replace the grinder pump at the pool house and run a line to the manhole.
  - 4/2/2019 – Approved staying with dual 2 hp motors for the grinding station pumps.
  - 4/2/2019 – Approved purchase of new Brother Laser Printer for Lonnie.
  - 4/5/2019 – Approved \$2,500 to replace the electric pole that services the pool house.
- Callabyte
  - At 52 registrations, need 48 more for service to lot owners.
  - Tami recommended that we add the clubhouse for service. Should register to be one of the 100 needed. Cindy will enroll Wildwood pool house for Callabyte service to enable the use of security cameras.
- Damage to big gate. Randy discussed filing a complaint with Coast to Coast for the individual that caused the damage. Randy will pursue.
- Lien on lot acquired on the courthouse steps – need to check with Boyd and Boyd for advise on next steps.


#### New business

- Bylaws and Covenants
  - Trudi updated Randy about the 2 questions approved in the March BOD meeting for the lawyers. Randy will pursue with the attorneys.

- Potential different attorney – Trudi indicated we need an attorney now. Randy will discuss potential property attorneys with Boyd and Boyd.
- Future lot owner’s eligibility for permanent residency
  - DNR may require us to define the number of potential permanent residents in the next 5 years
  - Randy proposed that we discuss with lot owners in the May meeting. To determine who may be eligible, we may have to ask people to volunteer their birthdates
  - Trudi indicated that this will be brought to the Bylaws and Covenants Committee
- Tami asked about the timeline for addressing a permanent assessment increase. Chris Oliver and Trudi indicated that B&C has a timeline but will speak with that committee to expedite this part.
- Security
  - Fire in Beaver Park - BOD discussed. Bill asked the office to research who has red Honda 4-seater side by side that was in the park that day. BOD decided it not feasible for office staff to determine who has that type of side by side.
  - Enhanced Security Cameras at the front gate. Randy made a motion to get bids for 4 enhanced security cameras, Chris Oliver seconded. Unanimous approval – **Resolution 20190413-01.**
- Store
  - Sale of items currently being provided for free. BOD indicated that nothing should go out of the store for free, including those things that were provided to Wildwood for free. Exceptions may be provided on an ad-hoc basis by the BOD.
  - Storage Unit Contract updates
    - All units are currently leased under contract.
    - It will be reinforced that no one can begin using a storage unit without a contract.
- Pool
  - Reward for damage at the pool for the arrest and conviction of the individuals responsible. Rules and Regulations allows for a \$500 reward. Tami will post a reward notice to Facebook.
- Other
  - Proposed updated to Rules and Regulations and Fine Schedule
    - Fine amounts removed from the Rules and Regulations and moved them to a separate Fine Schedule document.
    - Bill Tisher recommended that fines be tracked electronically so that we can do metrics on amount of violations, ...
    - BOD asked for a graduated fine for multiple violations of speeds in excess of 30 mph as with those for 21 – 29 mph. Graduated fine should be \$25 additional for each subsequent instance.
    - BOD asked to be more definitive that the \$5.00 special event guest pass is not available on Holiday weekends.
    - BOD to provide additional items for update.
    - Bill to provide updated Rules and Regulations to BOD for final approval.

- Bill Tisher request for IA to have access to ballot numbers and lot numbers assigned to the ballot, to ensure that when a subsequent ballot is provided that the original ballot is not received.
  - BOD to look at options to ensure that duplicate ballots are not received and processed while confidentiality is being maintained.
- Chris Oliver proposed a \$25 fine for littering on Wildwood common ground/property. Randy seconded, unanimous approval – **Resolution 20190413-02**
- Ice Prices – The cost from the ice supplier has increased. BOD agreed to leave prices as is.
- Coast to Coast rates for UE workers
  - Standard charge is \$550 per month. Good Sam and Coast to Coast offer discounts if the registration is through Good Sam or Coast to Coast. We are currently allowing individuals to get the discount when not going through Good Sam's or Coast to Coast. Trudi is going to look at the ads as are placed to determine what we can do.
- Review of 2015 and 2016 resolutions
  - Action item for all BOD members to review 2015 and 2016 resolutions and come to the May BOD meeting with proposals for resolutions to change any resolutions that they desire changes to.
- Written responses to lot owners – Randy asked to define who is the designated responder to written responses. BOD agreed that Randy will be the designated BOD person to reply.
- Office / BOD automation
  - Chris Bayless to continue pursuing the QuickBooks plug-in options.
- Dam Re-inspection due in December. BOD to ask Lonnie to provide the procedure for inspecting the Dam.
- Redesigned logo – BOD indicated that, although it is a very nice picture, it's not conducive to Wildwood needs as a logo as it will be expensive to utilize.

Randy made motion to adjourn at 12:25, Tami seconded. Unanimous approval.



Respectfully submitted Board of Director  
Chris Oliver, Secretary