

Wildwood Lot Owners Association

Board of Directors Meeting

April 9, 2022

1. 8:00 am - Call meeting to order. All Directors were present except for Chris Oliver.
2. Open with Prayer and Pledge of Allegiance
3. Finance
 - Financial updates
 - Put \$25K+ into CIMR which is 5% of assessments paid. As March 31 \$518,276 assessments paid.
 - Received renewal for general liability. increased \$2,600. Which is down about \$22K from 2020 when a lawsuit was finalized.
 - Store sales down Q1 as store was closed 2+ days weekly and Jan/Feb weather.
 - One-time \$25 late fee applied April 1 to all lot owners who did not pay 2022 assessments by March 31. Total was \$3,375
 - i. Finance charge started February 1, 2022
 - Lot sales ytd \$23,430
 - Regarding collection agency fees.
 - Discussed installation and operation of new charge card machines.
4. 8:45 am – Security Update
 - Security follow up with Sheriff for service ad-hoc as needed throughout summer
 - OneCall point person
 - i. Burn ban procedure
 - ii. Security/Maintenance to monitor daily. National Weather Service will be the source.
5. 9:00 am – Maintenance Supervisor Update
 - Discussed repairs on club house & front bathrooms
 - Lighting changed at clubhouse.
 - i. Discussed additional lighting replacement
 - Ceiling fans in club house.
 - Ground hog in pond before Crow

- Beaver & Otter update
- De-winterize Everest ice – ice pricing. April 15
- Bathroom cleaning
- Clubhouse Rentals
 - i. Discussed rental procedures
- Video sewer lines
- We need to hire engineer to evaluate lagoon berm.
 - i. Randy to check with Rocky
 - ii. Lonnie to talk with Keith regarding other engineer options

6. Turkey Park Comfort Station Update

7. 9:30 – Lot Owner Session in Executive

8. 10:00 am - BOD/Park Council

- Finance discussed above items.
- Bylaws & Covenants update. 2 of 4 passed.
 - * DNR – discussed Monday’s conversation with DNR
- Wildwood Club updates
 - i. Discussed lighting & trees
 - ii. Discussed beaver & otter
- Questions and Answers

9. Store Staff Update

- 5 interviews scheduled yesterday. No one showed up

10. Internal Affairs Update

- Donnie Bates is now IA chair
- Discuss procedure for future conflicts

11. Executive Session

12. Old business

- DNR
 - i. Conversation with Erin Monday, April 4, 2022
- Bylaws & Covenants update. Trudi to talk to C&B committee about recording Bylaw change with State of MO.

13. New business

- Coast to Coast/Outage renters, visitors. extend lot owner privileges

- Propane vendors, park access
- Coast to coast outage renter, long term or short term atv passes. \$50 per stay
 - i. Outage guests ATV permits are \$25 per day
- Delinquent tax lots update
- Work with PC to publish charters for various chair positions

A handwritten signature in cursive script that reads "Randy Hudson".

Randy Hudson, President