

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

December 14, 2019

Came to Order at 8:00 am

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

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- Vehicle insurance out to bid. Currently have State Farm. Policies are due. Two other insurance companies will bid when the policies expire in July
- One CIMR member rescinded their previous vote for the Equipment Pavilion. The vote still passed 3 to 2
- 2019 Special Assessment brought in \$115, 996 from 1163 lots, and \$17,354 for CIMR
- Received income of \$10,000 from special lots sales. \$8,000 of that will go to a special infrastructure account
- Budget
  - Reviewed the Profit & Loss Comparison from Jan 2016 to present to determine 2020 budget. Updated budget will be published
  - Subject to be continued after the combined PC/Board meeting

Lonnie Discussion

- Trash will go to every other Monday in the winter (Jan, Feb, and March), reducing the cost to \$500/ month from \$900/month
- Lonnie indicated that a lot owner dumped several large items. A fine is being levied. Lot owners should be reminded that the Cleanup time is April. Lonnie to place a sign by the dumpsters to remind people not to dump invalid items
- Sheriff Dept still has our camera hard drive. Lonnie will call the sheriff to retrieve it
- Dump truck does not have a license and it has mechanical (fuel) issues. Lonnie and Trei to look at mechanics who can come on site as a service call
- Pool
  - Pool was filled up and Lonnie detected a leak at the skimmer

- Trei and Lonnie are looking for potential professional pool repair vendors to provide a second bid, in addition to Vaughn
- Need a pressure test to find any potential leaks in the plumbing. Lonnie to reach out to some plumbing companies
- Reviewed the Vaughn bid for big pool and the kiddy pool. Trei will scan the Vaughn bid and email to all BOD members. Lonnie to request a bid for a liner option for the kiddy pool

Park Council/BOD meeting – started at 10:00 am

- Randy welcomed first time visitors
- Cristy provided updates on campground host. BOD to approve the proposed ad. Once that's approved PC will post it on some free sites for advertising. PC will provide submissions to the BOD for consideration
- Randy reported no DNR updates
- PC has not yet appointed champions for each activity
- Managed Hunt update
  - 3 deer harvested to date
  - Weekends open for hunting now
  - Randy discussed opening it up next year. Potentially a youth hunt. Randy discussed an option that may allow people to take a buck, after harvesting 2 does. Will look at revised guidelines for next year
- Cristy provided an update in Bylaws and Covenants. Reported that the B&C committee has to look at section 8 again, based on assessment not passing.
  - Patty Clough not to take PC spot on committee. PC to get another name
- Finance
  - Robyn indicated that the 2020 budget is not yet complete. BOD will be discussing still later in the BOD meeting today
  - 2019 Special Assessment brought in \$115, 996 from 1163 lots, and \$17,354 for CIMR
  - Received income of \$10,000 from special lots sales. \$8,000 of that will go to a special infrastructure account
  - Insurance going out to bid
  - Received 2 bids for new gate systems. BOD indicated that the bids will be reviewed later in the BOD meeting
  - Robyn reported that we did stay within budget this year
  - A lot owner asked if we could extend the adjacent lot program. She was interested in CV006. Wildwood not sure if the lot is actually owned by Wildwood. Randy confirmed that CV006 is privately owned and current on assessments. BOD will further research CV006 and CV008 deeds/ownership
  - 2020 Budget

- Randy indicated we have cash. The problem is the operating budget. He intends to continue to operate the park with a balanced budget where expenses do not exceed revenue
- A lot owner asked if we were moving forward with the Equipment Pavilion. Randy indicated that it was approved by the BOD and CIMR and we will move forward with it
- A lot owner asked about a potential “special assessment” now that the normal assessment failed. BOD indicated that we’ve not yet discussed it, but will be discussed later in the BOD meeting
- BOD indicated that we’ve not yet reviewed the new Clubhouse Rental Agreement. PC indicated that they have additional changes to be proposed for more ad-hoc gatherings. BOD will discuss later in the meeting today
- Floor was opened for additional questions and answers. No additional questions

Combined PC/BOD Meeting adjourned at 10:31 am

BOD Meeting Resumed at 10:43 am

#### Internal Affairs

- Bill Tisher indicated that lot inspections will begin soon, and he asked about lots with 3 campers on it. There is nothing in the rules and regs for it and no fine. Bill Tisher to speak with PC about what they want to do going forward. Trudi to research past resolutions as well as bylaws and covenants how the 2<sup>nd</sup> camper permit came about

#### Old Business

- Equipment Pavilion – Randy to follow up with the builder
- Campground Host – BOD reviewed the ad provide by PC. Add “Additional duties as assigned”. And change “shack” to “guard house”. Add a link to the Wildwood website. Tami to reply to PC
- Honor System Envelope – BOD to review changes and discuss in the January meeting
- Ice Machine Rental – Trudi spoke with the lady in Fulton and found that the units freeze a lot in the winter and repairs are difficult. She recommends we not pursue. BOD agreed
- Foreclosure – To be discussed in January. Tami to provide and updated list
- Gate updates
  - DHPace – provided an estimate. It’s a top shelf system, but probably in excess of our needs. Costs are approximately \$19,000 and has approximately \$300 monthly fees.
  - Mid-MO – Received a bid for \$6,100 but need more specifics in the bid so we know what Wildwood will be responsible for and what will be provided. Tried to call the vendor during the meeting but got no answer. Chris Oliver to follow up with Mid-MO.

- DNR
  - Crow Lake Dam Inspection – Inspection passed. This is the only dam that needs to be inspected based on the criteria defined by the state. The inspector recommends we cut that grass every per month
- USDA Equip Program – No update. Randy needs to complete the paperwork
- Bylaws and Covenants update – B&C committee to look again at section 8 based on the assessment increase failing

#### Reviewed Actions without Meetings

- 11/8/2019 – Approved Minutes and Executive Minutes from November 2019 BOD Meeting
- 11/26/2019 – Approved purchase of a new door for the handicapped restroom at Turkey Park comfort station

#### New Business

- Service to lot owners not in good standing and/or with a history of not being in good standing – Discussed if we can require full payment up front for individuals with a history of not paying on time. BOD agreed that we don't have a policy or calculation to allow for consistent enforcement
- Chris Bayless made a motion that any Wildwood Services costing in excess of \$1,000 must be paid in full up front. Chris Oliver seconded. Unanimous approval. **Resolution 20191214-001**
- Trudi asked if liens can be placed on lots sold for back taxes. The debt is not released from prior owner. We can't put a lien against the property owned by the new owner.
- Maintenance monthly accomplishments – Trei to look into the option of providing monthly updates and will report back in the January BOD meeting
- CIMR Voting – CIMR votes going forward should be a group discussion – conference call or in person
- Personal property taxes - Tami will pay real and personal property taxes on Thursday, December 19

#### Budget (continued)

- Preliminary assessment indicates that the 2020 budget will be short approximately \$127,650, without any additional income
- Need for a special assessment will be evaluated at the end of the first quarter of 2020 based on actual expenses
- Trei to talk to Lonnie about winterizing the clubhouse for the winter months to reduce expenses
- Trei to talk to Lonnie about providing better control of the heat in the comfort stations to reduce expenses
- Trei to talk to Lonnie about closing the Deer Park comfort station

- Overtime will not be allowed until further notice without approval of the appropriate liaison. All comp time must be recorded
- Randy made a motion to increase storage unit rental fees by \$5.00 per month. Chris Bayless seconded, unanimous approval. **Resolution 20191214-002**

Chris Oliver made motion to adjourn at 2:45 pm, Chris Bayless seconded. Unanimous approval.

A handwritten signature in black ink, appearing to read "Chris Oliver". The signature is written in a cursive style with a large initial "C" and "O".

Respectfully submitted Board of Director  
Chris Oliver, Secretary