

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

February 8, 2019

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Chris Oliver, Tami Kiso, Robyn Overly, Trei Irwin
- Absent: Chris Bayless

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- \$10,000 will be in the Infrastructure account on 2/10/2020
- Financials
  - Budget to be reviewed quarterly. Will be reviewed in the April meeting
  - Indications that store should continue to be closed during winter hours as is, during winter months
- Robyn discussed the options of transferring additional financial administrative duties to the Accounting firm
  - Robyn to discuss options with the accounting firm and get quotes. Potentially the accounting firm can do more just during winter months
  - Also discussed the process of posting to QuickBooks during the weekend. Can the process be changed to post on business days after the weekend, potentially?
  - Discussed process for inspecting and registering ATV's. Should have security to come in early on Saturdays to do inspections to relieve office staff from inspections
- Electronic Invoicing & Payments - Chris Oliver was unable to speak with the accountants about technical details last month. Will call before next BOD meeting and update at the March BOD meeting
- Trudi discussed pursuing the 30-year title search for the lots Wildwood acquired for back taxes. BOD agreed since the lot owners have to repay all money expended to us to get their lot back if they were to pursue it

Lonnie Update

- Concern about the roads. Will probably begin to fall in.
  - Lonnie estimates we have 10 loads on the stockpile now. Asked the BOD to be allowed to use that rock where needed. BOD indicated that he should do what is

needed to maintain/repair, but just remember to be cost conscious and don't pursue improvements.

- Pool
  - Leak detection requires the pool to be drained to be tested properly. Its looking now like that can be done towards the end of March. BOD indicated that is too late. Lonnie to look for the appropriate weather as early as possible
  -
- Road Grader repairs are complete. Cost was approximately \$900
- Dump truck was repaired at no cost by a lot owner. Wildwood paid for parts of approximately \$400
- Tami asked about the small tree at Turkey Park comfort station. Lonnie indicated it will take care of
- Tami asked about the light on the marquee. Lonnie indicated that there is no way to shut the power off to it since it is wired directly from the pole. It's dangerous for a non-electrician to. Trei will look at it with Lonnie

#### Executive Session

Trudi inquired about the Handicap restroom in Turkey park being left open. Trei to research if ADA allows an automatic closing mechanism on a handicap door

Combined BOD/PC session started at 9:45 am

- Finance
  - Budget will be reviewed quarterly. Will be looked at March 31
  - Researching on-line bill payments. At early stages now
  - Sold an additional lot under the adjacent lot program. Will have \$10,000 in the infrastructure account on 2/10/2020
  - Robyn reported that the contract has been signed with Mid Mo Telecom for a new gate system. Will get 2500 cards with the \$35,000 purchase price. Estimate was that it will take approximately a month to get the parts in to begin the upgrade effort.
    - Will keep the current system active in parallel with the new system for a while
    - People will get a one for one card replacement, but those lot owners that had more than 4 cards will only get 4
    - Robyn indicated that a potential long-term ability for cell phone access, at an additional cost. The costs would be bore by the lot owner
    - Coast to Coast rentals will be charged a \$20.00 deposit for gate cards
- Bylaws & Covenants Update
  - Still looking for the second PC member
  - Going over section 8 again, since the prior assessment increase failed

- Discussed the ballot item to increase second lots to full assessment that failed and if it could be re-worded and proposed again. Cristy indicated that the B&C committee was looking at that
- Tami indicated that we should look at adding the Collection agency costs and lien filing costs to the covenants and bylaws. Tami provided examples of Goose Creeks Covenants and Bylaws that allows for that
- DNR – no updates. Going smoothly
- Questions & Answers
  - A lot owner asked about Callabyte. Randy indicated that he spoke with Callabyte and was assured that they are coming to Wildwood. They will be replacing approximately 29 poles throughout the park in the next couple of months and expects service may start coming in soon thereafter. Callabyte is also looking at potentially installing pay by the day type hotspots throughout the park
    - Wildwood is requesting that Callabyte provide all poles that are replaced to Wildwood Lot Owners Association
    - Randy would like to use the poles to outline parking at the clubhouse or to deter ATV traffic at certain places
  - Randy indicated that we are progressing with the Farm program where the government plants certain flowering grasses. Expects it will not be finalized till at least January 2021
  - A lot owner asked where we stand with the tool pavilion. Randy indicated it will start in the next couple of weeks
  - A lot owner asked who the Natural Resources liaison is. The BOD indicated Trudi is
  - A lot owner asked about who put paddle fish in the pond. The BOD indicated it was a private lot owner, but they were supposed to be harvested within 10 years. Trudi indicated that the owners will be coming out this spring to shock the lake to enable them to count the paddle fish
  - A lot owner asked about the Mo. Dept. of Conservation (MDC) recommendation to clear some invasive trees. MDC recommended that we take a section of common ground and clear as recommended, to show lot owners how it may look – as a way of alleviating lot owner concerns
    - BOD indicated that P&C could bring a recommendation to the BOD
  - PC proposed a new lot owners introduction meeting with PC representatives. If the office could provide lot numbers of recently acquired lots so that a PC member could go meet with them discuss the bylaws and covenants... BOD agreed with the idea and saw no concern with just providing lot numbers
  - PC indicated that they are working on a proposed rule change to enable fining people for putting additional trailers on lots, without permission

- PC indicated they've received two responses to campground host advertisements. PC replied with requested information. PC will look to see if the ad should be tweaked and may provide updated to the BOD at the next meeting
- A lot owner asked if the BOD is considering a special assessment. The BOD indicated that it will be addressed in April
- A lot owner asked about the camera updates. BOD indicated that it's in process
- A lot owner asked about changes to the managed deer hunt. There were concerns that some people got places in the lottery to keep others off. He recommended that lot owners be required to show a valid deer tag to be added to the lottery. Randy also indicated that the BOD may look at a youth hunt going forward
- A lot owner asked about the pool. Trei indicated it will be getting pressure tests

Combined BOD/PC Session ended at 10:28 am

BOD reconvened at 10:37 am

#### Internal Affairs

- Multiple campers on lots. Bill Tisher wants to know of all lots that have multiple campers on the lot and marry that list up against our approvals. He learned that we haven't been keeping that information. He requested that these approvals be kept in lot owner files going forward and BOD agreed
- Security - Trei to talk to Lonnie about getting the camera system serviced because they're not recording now

#### Old Business

- Equipment pavilion update – no updates. Will be worked on when weather breaks
- Bylaws & Covenants Update
  - Registering B&C updates with the State of Missouri. Randy will forward the form Trudi produced to the attorney
- Clubhouse availability – Will be open first day of Spring, 3/19/2020
- Campground host – discussed the applicant screening process. PC is doing the initial screening
- Gate system – Trudi asked about details of installation. Existing gate arms will be used
  - Randy asked about ordering additional gate cards and if we can get a discount on ordering now. Robyn will ask the vendor
  - Robyn indicated that the excess old cards can be sold in bulk on e-bay
- Honor System update
  - BOD agreed on updates to the hanging tag and the section that will be maintained by Wildwood. BOD agreed to order 500 hanging tags. Tami will move it forward

- Randy provided an updated of the USDA Equip program during the PC/BOD meeting
- No addition Bylaws & Covenants updates beyond what was discussed in the joint PC/BOD meeting

#### Reviewed Actions without Meetings

- 01/23/2020 – Approved Minutes and Executive Minutes from January 2020 BOD Meeting

#### New Business

- No additional Callabyte information beyond what was discussed at the PC/BOD meeting
- Chris Oliver made a motion that we acquire Office 365 Small Business subscriptions for each BOD member and B&C member at a cost of \$12.50 per month per user and that we pilot this for a period of 6 months. Randy seconded. Unanimous approval.

#### **Resolution 20200208-001**

- In conjunction with the effort to potentially pursue foreclosures where appropriate, Tami made a motion to file liens against 8 lot owners that are delinquent in payments and have holding tanks on their lots. Randy seconded. Unanimous approval. **Resolution 20200208-002**

Tami made motion to adjourn at 11:19 am, Trei seconded. Unanimous approval.



Respectfully submitted Board of Director  
Chris Oliver, Secretary