

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

February 12, 2022

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Danny Payne, Bill Tisher, Chris Oliver
- Absent: No absences

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance:

- 58-60% of 2022 assessments paid so far
- Finance charges for late payments effective 2/1
- Assessments not paid by 4/1 put lot owners not in good standing. Assessments not paid by March 31st 2022 will have a \$25 late charge added.
- Discussed credit card fees. Paid approximately \$18,000 in credit card fees. Will pursue charging fee for credit card usage, Robyn to work with accountants and see what it takes to do this

Maintenance Update:

- New plow very effective – no overtime needed for plowing this last snowstorm
- Discussed bathrooms up front by the maintenance office – might need to update that before Deer Park comfort station
- Costs of holding tanks to Wildwood went up \$50 each
- Discussed responsibilities of Pool attendant
- Discussed a potential new (used) Skid steer- our current machine is valued at \$18,000 - \$19,000. Need one with rubber tracks and needs to be able to reach into a truck
- Discussed updating signs throughout the park. Trei is itemizing a list of the signs that need to be changed
- Lonnie to get a traffic counter to gauge how much traffic actually comes into the park. Will have for one weekend
- Discussed the DNR report on the lagoon. Trei and Lonnie to review
- Discussed the need to scope some sewer lines this year. Expected to cost upwards of \$10,000

- Pump truck issues. Recently purchased a new pump but it continues to burn up. Lonnie wants to contest the new charges based on vendor neglect. Lonnie to talk to the vendor again to determine an appropriate discount
- Discussed moving the washer/dryer to the new Turkey Park comfort station and potentially moving the ice machine into the existing laundry room

Store Update

- Discussed when to go back to 7 days a week. Will be fluid but probably be the April timeframe, depending on weather and park usage
- Bill discussed sending a posting to the internet again for potential store employees. Might even speak with local schools to post the jobs
- Bill working on getting a second cash register working. If unable to get this one working, will pursue potential new cash registers/POS systems that can scan

Internal Affairs

- Need to determine who's counting the C&B Ballots
 - Bill and Danny will count for the BOD

Old Business

- FedEx continually speeding through the park. Randy working with FedEx management
- Discussed road dust application – Will discuss in the March meeting, anticipate expanding the number of miles to include more of the main roads. Lonnie to reach out to the provider

New Business

- BOD discussed lot owners connecting to water mains. Lot owners may not connect to Wildwood main lines. They can run lines up to it, but must be connected by Wildwood
- Discussed buying a device that can attach to the skid steer to attack the autumn olive plants and other invasive species

Chris Oliver made motion to adjourn at 11:07, Trei Irwin seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary