

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

January 18, 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

- Electronic Invoicing and Payments
 - Robyn indicated that lot owners should be able to make payments online via the Wildwood website
 - We would not be able to provide balance online currently
 - Robyn to pass contact information to Chris Oliver. Chris Oliver to follow up with the credit card company for technical follow up
- Auto Insurance
 - Truck insurance was put out for bid. Closest contender was \$1100 per year more. Will remain with State Farm
- Budget
 - Account #8000 for bad debt will not be included in year 2020 budget because it is from prior year assessments.
 - Deficit currently predicted to be \$109,650
- Credit Card charges went up to \$13,200 for the year
- Financial Updates
 - Reviewed the 2019 Profit & Loss. Tami asked if we could show the amount of 2019 income that was for receipt of 2020 assessments
 - \$15,689 was 2020 assessments paid in year 2019

Lonnie Update

- Issues getting to Holding Tanks – some lots have obstructions around the tanks, making it difficult to get to the tanks
 - Randy proposed we add an additional fee if the tank is not readily accessible

- Tami asked that Lonnie document the lots that are problematic and take pictures of the obstruction if possible, and Tami would draft a letter to the lot owners
- Pool
 - Leak around skimmer area appears to be getting worst
 - Vaughn proposal was \$6,000 to pressure test big pool
 - Received a second bid from American Leak Protection – estimate approximately \$2,000 for pressure test
 - Will use American Leak Protection to pressure test and decide where to go from there. Lonnie to coordinate
- Robyn Park Water Main break has been repaired
- Water in Clubhouse and Women’s restroom has been resolved
- Clubhouse has been winterized

Finance (continued)

- Extending Lot Sales – Have sold \$10,000 in lots through the adjacent lot program
 - Robyn made a motion to extend the adjacent lot program till 7/31/2020, Trei seconded. Unanimous approval – **Resolution 20200120-001**

Internal Affairs

- In conversation with Trudi, Bill Tisher indicated that there have been situations of lot owner complaint form information improperly getting out to lot owners. Bill requested that complaint forms be received only from the lock box. Tami to inform office staff to ask lot owners to place the forms directly in the lock box

Old Business

- Equipment Pavilion – In progress
- Campground Host
 - Applicants will be forwarded to PC campground host lead for the initial pre-screening interview, if PC agrees. PC will pass on to the BOD, those individuals they believe might a good fit. The BOD would do the final interviews and have the ultimate hiring authority
- Honor System Envelope
 - Tami to email the BOD members the latest versions and will be added to the February BOD agenda for finalization
- Food Establishment Permit – Office permit has been approved
- Foreclosure – Still working on the collective list of lots to present to an attorney for a bulk rate
- Liens – Chris Bayless to review all liens as registered with Calloway County and compare that list to our list of accounts receivable to propose a list of liens that should be registered. There are currently 51 lots that owe more than \$5,000
- Gate Updates

- Mid Missouri Telecom bid of approximately \$35,000 includes 2500 cards and access for two cell phones. Lonnie would need to dig a trench for new wiring that will be laid in conduit. Will also require a simple PC (approximately \$500).
 - Chris Oliver & Trei to work with the vendor. Will try to call vendor.
 - Robyn made a motion to approve Mid Mo Telecom bid, Randy seconded. Unanimous approval. Funds to come from general checking **Resolution 20200120-002.**
- DNR
 - Dam registration. The dam inspection passed with some minor follow up action items for Trei and Lonnie
- BOD Leads for Infrastructure projects
 - Chris Bayless asked Trei to work with Lonnie to find a way to begin tracking infrastructure maintenance costs. Trei to follow up with Lonnie
 - 2020 Major infrastructure projects are the pool, gate card system, and equipment pavilion
 - Pool Lead – Trei
 - Gate Card System – Chris Oliver & Trei
 - Equipment Pavilion – Randy
- USDA Equip Program
 - Chris Oliver made a motion to formally indicate that every active Board member can legally sign official documents on behalf of Wildwood Lot Owners Association (dba), Randy Hudson seconded. Unanimous approval. **Resolution 20200120-003.** Current Board members that can sign on behalf of Wildwood Lot Owners Association (dba) are:
 - Randy Hudson
 - Willard Irwin III
 - Christopher Bayless
 - Christopher Oliver
 - Robyn Overly
 - Tamera Kiso
 - Gertrude Elliott
- Bylaws & Covenants Update
 - Registering B&C updates with the State of Missouri. Randy will forward the form Trudi produced to the attorney

Reviewed Actions without Meetings

- 12/20/2019 – Approved changes to the Clubhouse Rental Agreement
- 12/20/2019 – Approved changes to the Campground Host application form
- 12/22/2019 – Approved Minutes and Executive Minutes from December 2019 BOD Meeting

- 12/27/2019 – Approved changes to office hours for January and February to be open Sunday 8:30am – 2:30 pm, closed Monday (Cindy to work approximately 2 hours for payroll and Bank run), closed Tuesday, closed Wednesday, and open 8:30 am – 4:30 pm Thursday through Saturday

New Business

- CV008 – Wildwood lot with junk trailers. Trei to speak to Lonnie to have the old trailers hauled off
- R211 – Wildwood owned lot with Wildwood issued lien. Lien has been released
- Dock at the big lake – Dock needs repairs, as does the smaller dock at Crow lake. Chris Bayless proposed we speak with the Park Council to see if they want to spearhead the effort. This will be added to the February joint PC/BOD agenda

Chris Bayless made motion to adjourn at 10:54 am, Randy seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary