

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

July 13, 2019

Came to Order at 8:04 am

- Present: Randy Hudson, Trudi Elliott, Chris Oliver, Tami Kiso, Robyn Overly
- Chris Bayless – arrived at 9:45
- Absent: Hank Short

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- Added \$3,930.17 to CIMR
- 77.8% of people have paid the special assessment
- Current Checking = \$369,800
 - Add \$28,000 on Monday
 - Total - \$397,800
- Truck Payment = \$661.26 per month for 4 years. May try to pay off early if possible
- Approximately \$5,000 Loan to Lot Owner is due in August. Robyn to pay off early
- Callaway County Property Tax Assessments – Robyn researched increases. County indicated that this year all commercial properties went up. Last year residential assessments went up.
- Budget discussion
 - Finances look good now, with the special assessment coming in, but the majority of income for 2019 has already been realized since assessments have come in, stickers, ...
 - Most expenses are yet to be paid of 2019.
 - Income
 - First 6 months of 2017 - \$496,000
 - First 6 months of 2018 - \$390,000
 - First 6 months of 2019 - \$502,000
 - Expenses
 - First 6 months of 2017 – \$323,000
 - First 6 months of 2018 –\$330,000
 - Included expenses of holding tank monitors

- First 6 months of 2019 - \$238,000
 - Payroll down year to date – \$35,000

Lonnie Update

- 5-year Maintenance Needs
 - Turkey Park Comfort Station is in bad shape
 - Discussion regarding maintaining current or building new
 - BOD members present indicated that we should explore costs to define new comfort station options
 - Issue with backing up has not been fully resolved. Current solution is temporary
 - Pool
 - When it was being blasted last time, the person doing the work indicated that it was not good since the concrete was eroding. Cannot be blasted anymore
 - Pool is 40 years old. Should have a professional look at it. Should consider putting a liner in the pool in the future versus replacing the pool
 - BOD asked Lonnie to bring someone out for a full pool inspection. Lonnie to start researching people/companies qualifies to do this assessment
 - Pump motor burnt up last Monday. Brass propeller was completely eroded. Cost was \$800 for new propeller and used the existing spare motor. New motor cost \$1,650. BOD indicated Lonnie should purchase now so we have a spare motor
 - Lonnie recommended converting to salt versus chlorine. Cost of conversion is expensive, but chemical maintenance is much cheaper
 - Flooding at Crow Lake on main road
 - Cost to remediate would be approximately \$30,000
- Equipment Lean-to
 - \$16,000 - \$18,000 bid received to build 80x35 structure
 - Lonnie to pursue a second bid
 - Need to cover expensive equipment
 - Robyn indicated we could ask for CIMR to potentially support maybe ½ of the cost and the other ½ paid through operating expenses
- Old Pump Truck
 - Lonnie recommended to potentially keep old truck. It may be needed if the new one freezes up in the winter
 - Need to learn what we need to do to maintain the new truck and to protect it in the winter. Lonnie consulting with Green Acres. Lonnie also to discuss with the manufacturer of the pump

- BOD agreed to hold onto the old truck for at least one winter, as a contingency plan, until we can learn how the new truck behaves through a winter
- Security shack roof has been repaired
- Coast to Coast Issue Discussed
 - Coast to Coast Issue weekend on 6/7
 - Playing loud music at 3:00 am
 - Assaulted the security person when confronted
 - Allowed unauthorized visitors into the park
 - Destroyed property
 - Lonnie has names of people that registered in Coast to Coast
 - Randy made a motion to ban the individuals involved. Robyn seconded. Unanimous. **Resolution 20190713-001**
 - Chris Oliver to ask Bill Tisher to send the appropriate certified letters
- Lonnie indicated that DNR will need the sewer lines inspected every 2 years at a cost of approximately \$5,000 each time.

Permanent Assessment Increase

- BOD doesn't feel we have the information necessary to definitively determine the amount of increase needed
- Tami recommended we at least get the verbiage of the proposed changes to the attorney for review while we continue to determine the actual assessment increase amounts

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

- Randy asked everyone to silence cell phones
- Steve Kistner – MO Conservation Agent
 - Rumor of rabid raccoon was not real. That was an issue from the 1990's
 - Though Agent Kistner indicated we do have a deer population issue
 - Agent Kistner left business cards
 - He indicated that we need to do something about the excess deer population
 - He discussed the deer damage that is caused by all of the deer in the park. Indicated many farmers in the area are concerned since our deer are doing damage to their lands
 - Discussed issues with Wildwood ATV's being seen in the conservation area. They are not allowed

- He reminded us that ATV's are not allowed in the creeks or on county roads. Utility vehicles can be driven on public roads within 10 miles of your residence
- A lot owner asked about raccoons being out at 5:00 at night. The agent indicated that in itself is not a concern. If they appear drunk, it's probably distemper. We should find a way to dispatch it and then throw it away
- Randy asked if we have a problem with nuisance animals, what can we do. He indicated that we can trap, even out of season, and dispatch them. They should not be relocated
- A lot owner asked about how we should manage this deer population. How many deer should we take out each year, and how many years do we need to continue. He indicated that other people in the department may know more than him, but he doesn't think we can kill enough right now, given the current excessive density
- A lot owner asked what you do with the carcass. He indicated that the deer should be boned out and left as close to where it was harvested as possible
- A lot owner asked about any bear concerns in the area. Last bear seen was 2015 in Fulton, but he indicated that they are coming
- Randy acknowledged the lot owners in attendance, thanked them
- Finance Update
 - \$15 from Special Assessment goes into CIMR
 - Total Year to Date received for CIMR from the special assessment = \$15,536
 - 77.8% of lot owners have paid special assessment. Higher than normal
 - BOD decided that we are going to send the proposed C&B changes to the attorney for review, without the actual increase amounts. The BOD will be dedicating a special meeting to review the budget to actuals to determine the actual dollar amounts to include in the proposed increase
 - Reported truck loan is in place. Loan amount is \$661 per month for 4 years
 - Robyn indicated that the BOD is discussing a 5-year maintenance/infrastructure plan
 - Robyn reported that the loan from an anonymous lot owner for purchase of tax delinquent lots is due now and will be paid
 - Discussed common ground assessment increases. She indicated she wants to better understand the definition of commercial land, versus residential or agricultural, to see if our common ground may be classified incorrectly
- Randy discussed the Coast to Coast incident from 7/7. He indicated that the individuals involved will be banned. Going forward, every adult coming into

Coast to Coast will have to provide identification. Security guard was assaulted and resigned

- DNR Update –
 - no issues, nothing to report. All is going well
 - Waiting for them to come back with a revised AOC
 - AOC says we cannot put a holding tank on a lot that does not currently have one
 - Dam cleanup – need some help to clean up the dam
 - Need to periodically inspect the sewer lines every 2 years at a cost of approximately \$5,000 per occurrence
- Covenants and Bylaws update
 - Cristy indicated that the committee has provided proposed updates to the assessments section 8 of the Covenants that will lay the groundwork for a permanent assessment increase vote that will soon come out. BOD approved the proposed ballots to introduce the proposed changes and the PC now needs to approve
 - Cristy indicated that the PC can vote on the ballot changes via email, but does require a 100% approval if done via email
 - BOD has not yet determined the amounts of the new increase, but will provide the verbiage changes without dollar amounts to the attorney for approval
 - With the assessment parts ready, the remainder of section 8 will be worked on next
- A lot owner asked which board positions are open now in this election. BOD indicated that Hank and Trudi are up this year.
- Cristy asked if PC funds can be deposited into the Wildwood account. Robyn indicated that we can, and a separate line item can be used to track those funds

Combined PC/BOD Meeting adjourned at 11:11 am

BOD resumed at 11:11 am – Continued in Executive Session

Internal Affairs Update

- Approved permanent residency for qualified lot owner

DNR

- Holding tanks for recreational use – DNR does not disallow holding tanks for recreational use. The problem is that the property then can never be occupied for permanent residency and that must also apply to future owners of the lot.
 - The AOC specifically states that “Pursuant to 19 CSR 20-3.060(6)(F) holding tanks are limited to temporary use for situations where a public

sewer will be available, or where an approved onsite system will be installed within a year. The long-term use of holding tanks is approved only as a system of last resort.”

- MO State Water Primacy Fee
 - Resolved. Bill is due in August. Robyn to pay
- Penalties for Holding Tank Monitor non-compliance
 - Non-compliant lot owners have had fines invoiced for the period up through 6/30/2019
 - Fines will continue to accrue until holding tank monitors are installed and approved

Old Business

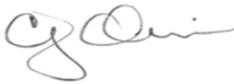
- Callabyte Fiber Optics through park
 - Currently around 56 registrants. Will probably not be able to reach the needed 100
- Reviewed Actions Without Meetings since last BOD Meeting
 - 6/12/2019 – Approved to remove from the Wildwood Services offerings moving of campers and winterization
 - 6/14/2019 – Approved Minutes and Executive Minutes from June 2019 BOD Meeting
 - 6/25/2019 – Approved the ballot for the permanent assessment increase
- Self-Pay Honor System
 - Awaiting information from printing company. Hank to pursue alternative company

New business

- Store
 - Firewood sales – Firewood has been stolen. Sales are being terminated for the moment. Will review again in August
 - Stocking inexpensive safety glasses – Cindy to research Amazon and purchase some
- Pool
 - Smoking at the Pool - Add to the agenda for the next lot owners meeting
 - Drinking alcohol at pool – no rules against this. Lot owner concerns with people becoming intoxicated and getting vulgar, ... There are rules in place now for vulgar language that can and will be enforced
 - BOD to discuss with pool staff
- Other
 - Potential Revenue from front field –
 - Approximately 20 acres that could be used up front

- Could join the CRP program where we get paid \$165 per acre to plant wildflowers and turn into a wildlife sanctuary
- Could potentially sell bales of hay
- Add to BOD Agenda for August Meeting to discuss further
- Potential of selling lots to adjoining lot owners at a discount rate between defined dates, with the money earmarked for infrastructure
 - Would not apply to lots with holding tanks
 - Table the discussion for the future
- Cleaning up the backside of the Dam – Need volunteers to pick up/roll rocks prior to people bringing the equipment in to mow the Dam
 - Add to BOD Agenda for September Meeting to discuss further
- Turkey Park Comfort Station backing up – Temporarily resolved, but still needs a permanent solution

Randy made motion to adjourn at 2:05, Chris Bayless seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary