

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

July 11, 2022

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Bill Tisher, Chris Oliver, Danny Payne
- Absent: None

Trudi Elliott opened with prayer

Pledge of Allegiance

- Finance
  - Financial updates
    - a. Tax return is complete. Robyn to sign and send
    - b. Full-timers Primacy Fee for water to increase to \$4.60 per year
    - c. Added \$3,223.85 to CIMR
      - 1. Total to CIMR for 2022: \$21,937.65
      - 2. Total in CIMR now \$125,039.36
    - d. Workers Comp Insurance is increasing as a result of employee pay increasing
    - e. Discussed Accountant's recommendation that more physical control on sale/inventory items be put in place – Gate passes, ATV stickers,... They recommended they be numbered where possible and accounted for
  - Apple pay – office and guard – credit cards
    - a. Discussed potential to use. But guard shack would have issues
- 8:30 am – Security Update
  - Danny updated on current Security issues – see Executive Minutes
  - Discussed potentially updating/replacing/rebuilding the guard shack. The BOD agreed. Danny to pursue prices
- 9:00 am – Meet with Lot Owner - Executive
- Maintenance Supervisor Update
  - Deer Park Comfort Station will be closed two days next week (week of 7/11) while the pump is replaced
  - All new hand dryers coming in for Turkey Park Comfort Station

- Cameras are installed in the Turkey Park Comfort Station
- 10:00 am - BOD/Park Council
  - Finance
    - a. Tax return is complete. Robyn to sign and send out
    - b. Full-timers Primacy Fee for water will increase to \$4.60 per year
    - c. Added \$3,223.85 to CIMR
      - 1. Total to CIMR for 2022: \$21937.65
      - 2. Total in CIMR now \$125,039.36
    - d. Workers Comp Insurance is increasing as a result of employee pay increasing
    - e. Lot sales at about \$99,400 year to date. Sales are slowing
  - Bylaws & Covenants update
    - a. Still working through Section 4 of the Covenants, dealing with lot restrictions
    - b. Cannot put another ballot out in 2022. Expect a new ballot to finalize Covenants in 2023
  - Wildwood Club updates
    - a. Conservation Club provided an update - Discussed a desire to put a walking trail at the front of the park, immediately on left after coming through the gate.
      - 1. Would cut no trees down.
      - 2. Conservation Club will work with PC. PC will then forward their recommendations to the BOD for approval
  - Questions and Answers
    - a. A lot Owner asked about treating the Playground equipment. Park Council is working on it
    - b. A lot owner asked about repainting and refurbishing those glass poster messaging areas outside of the clubhouse. Maybe adding pictures from what's going on in the park. BOD agreed to approve.
    - c. An employee discussed concerns doing tank pumps with hanging lights and other obstructions that keep the pump truck from getting there. BOD agreed to discuss potential solutions
    - d. A lot owner brought a concern with a lack of lighting at the end of the pool by the handicap light. Also asked about potentially getting some seats that can be rented out and go in the pool
    - e. A lot owner asked about the potential to get a small freezer at the pool and to begin selling ice at the pool. BOD to discuss
  - Other Updates
    - a. Road dust treatment expected by end of month
    - b. Provided and update for the Turkey Park Comfort station. Awaiting delivery of few items and hope it to be opened by end of next week

- Joint BOD/PC Meeting adjourned at 10:30 am
- BOD Meeting re-started at 10:52 am
- Store Staff Update – No updates.
- Executive Session
- Old business
  - Bylaws & Covenants update - Discussed at Joint PC/BOD meeting
  - Fire Dept. training was conducted in the big lake on Friday 7/8. They're done and won't be coming back
  - Review and approve Park Council Committee Charters – BOD approved. Randy will sign the documents.
- New business
  - Discussed potential to sell or rent short chairs at the swimming pool. BOD decided against renting. Trei will order 5 for now and will sell for a small mark up
  - Discussed selling ice at the pool. BOD decided against. The costs will exceed the gain
  - Discussed the need for stop signs leaving the TP comfort station and putting 10 MPH speed limit signs in the comfort station parking lot
  - Update maps of the park – We have old Wildwood maps that refer to Bingo night and things like that. Discussed if we should remove the maps. Will edit or replace the maps as needed

Bill made motion to adjourn at 11:32 am, Danny seconded. Unanimous approval.



Respectfully submitted Board of Director  
Chris Oliver, Secretary