

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

June 8, 2019

Came to Order at 8:00 am

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

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- Tami reported that the Liquor license has been renewed
- Robyn reported that the employee credit cards have been received. Need to be activated
- Special Assessment- 948 people paid so far (70%)
 - CIMR = \$14,052
 - Regular = \$93,680
- Robert Haskins Insurance wants our large policy, but can't bid until we finalize the remaining lawsuit
- Robyn received the renewal for the Directors Insurance
 - Cost did not go up, remains \$5,543
 - Due in July
 - Robyn completed the paperwork
- Pump Truck financials
 - Trudi provided proof of insurance and receipt for payment
 - Total = \$36,800
 - Tank - \$24,950
 - Truck - \$10,250
 - Sales Tax – approx. \$740 but only on \$10,250 truck purchase price
 - Other – Fuel costs for pickup, title fees, ...
 - How much to finance
 - Required down payment is 25%
 - Finance remainder at 5.59%
 - Approved at Callaway Bank – 48 months

- Robyn made a motion to finance the 2008 International Pump Truck for \$36,806.12 plus the sales tax, with 25% down and financed over 48 months. Randy seconded. Unanimous approval – **Resolution 20190608-001**
- Insurance = \$900 for 6 months – Bank requires full coverage
- Old truck will be auctioned
 - Insurance to be dropped

Lonnie Update

- Pump Truck
 - Provided signed Pump Truck title and the application to Tami, to take to the Missouri Department of Revenue to make title application and pay sales tax on Monday.
 - We owe Jones Water Jetting for the parts/equipment he provided (labor donated) \$14,806 (Jones Water Jet)
 - Robyn to mail the check to Jones Water Jetting
- Pool
 - Discussed electricity to the pump motor
 - Electric to the pump motor was redone
 - The motor itself tests okay now
 - Everything is working now
- Park Infrastructure
 - Lonnie discussed the need for infrastructure work throughout the park
 - Trudi recommended a 5-year plan for infrastructure repairs
 - Dependent on permanent assessment increase

Return to Financials:

- Common area property taxes
 - Almost doubled this year
 - Tami recommended that we call Callaway County to dispute – Robyn to call
- Discussed revenue and expenses this year versus last year, year to date
- Permanent Assessment Increase
 - Must be decided through a vote in time for invoices to go out on 12/1
 - BOD to assess budget to actuals in July, and then determine the needed increase to support the vote going out in August

Memorial Day weekend Recap – Any issues/concerns

- No issues identified
- Fewer ATV inspections and registrations
- Park Permits up approximately \$2,000 versus last year

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

- DNR Update
 - Randy indicated that the Park is fully compliant and up to date with the existing AOC
 - DNR is indicating a desire to enter into a new AOC. BOD indicated that continued DNR involvement and oversight of the park should be expected for the foreseeable future and that a new AOC could be a good thing in that the BOD will attempt to remove Wildwood responsibility for individual lot owner misdeeds
 - Grinder pump repairs/updates are complete
 - Lagoon is in good shape
 - Mechanical Plan is good now
 - Randy indicated that fines are now going out to lot owners not in compliance with the holding tank monitor requirements
- Randy discussed the potential for a pavilion for park equipment – need and approximate 35' x 80' RV port for covering valuable equipment
 - Randy asked the PC to begin looking into it
 - PC to get with Lonnie to discuss – maybe get a bid from Olin Borntager who has erected many RV ports throughout the park.
- Finance Update
 - Pump Truck – truck purchased and then built out
 - Total cost – approximately \$37,500 with sales tax
 - Financed through Callaway Bank with 25% down at 5.58 % for 48 months
 - Updated on Special Assessment revenues to date
 - CIMR portion of special assessment being deposited
 - Special Assessment- 948 people paid so far (70%)
 - CIMR = \$14,052
 - Regular = \$93,680
 - Discussed that the permanent assessment will be discussed after a July review of budget to actuals year to date
 - Property tax assessed value on common ground has increased substantially – we will appeal
 - A lot owner provided the name for a person in Callaway County to call
 - Robyn discussed the Pool account and DNR accounts. Those accounts are now zero, since both were used for the Grinder pump
- A lot owner asked about the new Pump truck capacity – Randy indicated it's 1,800 gallons

- Also asked about what we're doing with the old truck. Randy indicated we will try to salvage any useful parts and then auction the rest. Old truck does not have much value
- A lot owner asked about members who have not paid the special assessment by the 5/31 due date – are the members not in good standing now? BOD indicated that is correct – they are now members not in good standing
 - All rules applying to members not in good standing now apply
- Robyn indicated that \$380,355 has been moved to an account in QuickBooks called "Uncollectible", to allow us to keep track of what is owed while still indicating that it has been deemed uncollectable based on age of invoice
- A lot owner asked about what we can do for lot owners that refuse to pay their balance and they still come into the park. BOD indicated that our hands are tied legally, we cannot lock them out. We can only continue to fine them for using common property when we can prove it
- Discussed lots that Wildwood purchased for back taxes. Randy discussed the value to the park in acquiring those lots
- A lot owner has volunteered to go through Callaway County tax rolls to get current addresses of those lot owners that are not paying assessments and will provide them to Wildwood who will in turn provide to the collection agency. He proposed that liens be filed and then that the lots be foreclosed on based on the lien. Randy indicated that he is working with a new attorney that can help with this
 - A lot owner asked how the BOD or WW can provide low owners financial information. BOD replied that we cannot. We can only provide the same information we make public – lot numbers
- A lot owner asked about the safe – do we want to pay to get the combination to the safe determined. BOD indicated that we believe we have the combination
- Hank discussed the new "Honor System" payment approach for after-hours guests
- A lot owner asked why the club house is locked when the pool is open. BOD indicated that there is not a need for the club house to be open just because the pool is open, when the pool house has bathrooms. BOD indicated it's a liability and also there would be a cleaning issue

Combined PC/BOD Meeting adjourned at 10:50 am

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

DNR

- No updates beyond what was discussed in the combined Park Council/BOD meeting

Old Business

- Pay Envelopes – Hank provided updates
 - BOD members provided requested changes to proposed envelopes and hanging tag
 - Cost now is \$156 for 100, and \$195 for @250
 - Hank to inquire about printing costs for subsequent printings
 - Hank to have printer mock something up and will provide to BOD for approval
- Covenants & Bylaws
 - Meeting tomorrow- Trudi has provided requested changes to vote and will discuss at tomorrow's meeting
- Reviewed Actions Without Meetings since last BOD Meeting
 - 5/16/2019 – Approved Minutes and Executive Minutes from May 2019 BOD Meeting
 - 6/2/2019 – Approved Minutes and Executive Minutes from May 25, 2019 Special BOD Meeting
 - 6/3/2019 – Approved purchase of 2 pool umbrellas
 - 6/4/2019 – Approved spending \$900 to repair the pool motor, wiring, capacitor, proper piping etc.

New business

- Pool
 - Pool permit is completed. Awaiting official documentation
 - Motor discussed earlier
- Rules and Regulation Updates/Changes
 - Gate Card Replacement – Rules and Regulations (Section 1 Number 5) needs to be updated to indicate that replacement costs will be the same as the new card cost
 - 3 Day weekend – Rules and Regulations need to be updated for holiday weekend prices to include Sunday, in addition to Friday and Saturday
- Potential security concerns with dune buggies on the 400. Per current rules and regulations, dune buggies are allowed on the 400. BOD indicates no concerns with potential safety issues since the operators sign a waiver

Tami made motion to adjourn at 12:06, Randy seconded. Unanimous approval.



Respectfully submitted Board of Director

Chris Oliver, Secretary