

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
March 9, 2019

Came to Order at 8:00 am

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

Finance

- Received insurance bill, due 4/4/2019 - \$58,035. Increased 5% (\$3,000). Paying \$15,000 down and \$4,000 per month.
- Budget to actual comparisons will be provided quarterly going forward.
- Personal property taxes for 2017 and 2018 are paid.
- Write off of debt past 2.5 years – we asked that the accounts not be released so that we can continue to pursue them. Accountants will add an “accounts receivable – uncollectible” line for accounting tracking purposes.
- Ask Cindy to compare ice, soda, beer, cigarette prices with Cranes and Barbies.
- Tax return is complete and has been e-filed.

Lonnie Update

- Unavailable due to illness

DNR

- Wastewater Operating Permit submitted to DNR.
- Update on Non-compliant Lots – postponed until April when Randy and Lonnie are available.
- Permanent Resident Tabulation for DNR
 - Report has been compiled indicating current approved permanent residents.
 - DNR requesting who may be eligible within the next 5 years. BOD discussed and agreed that we are unable to comply with the request due to the association’s inability to acquire lot owner’s personal information.

Old Business

- Pay Envelopes – Self-pay
 - Cheri Payne to update BOD on pay envelopes
 - Anticipated cost for box will be \$120
 - Hank to provide the BOD final total price in April BOD meeting
- Review Actions without Meetings 2/9/2019 – 3/8/2019
 - 2/13/2019 - Approved Minutes of 2/9/2019 BOD Meeting
 - 2/14/2019 – Approves Bylaws and Covenants Committee Letter of Introduction to be mailed with the Special Assessment vote
- Managed Deer Hunt – Mike Tanner proposal. Mike Tanner to discuss updates at the April BOD/PC meeting.

- Callabyte
 - Wildwood Service – Internet in office now, phones will switch over in the next couple of weeks
 - Status of Lot Owner service registration – 46 current registrations
- Yellow Pages listing – will not be renewing.
- Proposed Logo redesign – Awaiting the requested black and white logo image for review.

New business

- Tami Kiso and Chris Bayless to be BOD vote counters for the ballot counting on 4/6/2019. Robyn and Hank volunteered to be alternates
- After discussing the inability to document the long standing WLOA policy concerning private businesses in Wildwood, Trudi made a motion that “No private business shall be conducted on Wildwood common ground”. Chris Bayless, seconded. Unanimous. **Resolution 20190309-001**
- Eligibility to vote for special assessment. BOD discussed - Trudi cited the portion of Bylaw 2.1.7 that states "...Owners who choose to finance assessment payments beyond March 31st will lose voting rights for the current year." Other BOD members indicated that the current rules indicate that a person loses their eligibility to vote until April 1st of the following year if they didn't pay the prior year's assessments on time and they're not on an agreed payment plan.
- By-laws and Covenants Update
 - Trudi provided a document that indicates spelling errors in current Bylaws. BOD discussed whether or not spelling errors can be corrected without a vote. BOD agreed to consult with an attorney.
 - BOD discussed consulting an attorney to determine if we can create a new consolidated document containing the original documents and the legal changes to date, to become the basis for future changes.
 - BOD discussed whether or not the attorney provided proposed 2017 changes to B&C need to be approved by an attorney again. BOD decided that the changes still need to be approved through the current process but will not have to be reviewed again by an attorney if no changes are made.
 - Tami asked about the research for a potential different attorney to work with that may be less costly.
- Security cameras – Discussion moved to April.
- Minimum amount for credit card purchases – Wildwood currently pays approximately \$12,000 a year in credit card fees. Robyn to research credit care machines, fees, and process, to determine options. Will discuss further in April meeting.

Park Council / BOD

- Finance
 - Budget is complete. Awaiting outcome of the special assessment vote before we can proceed much further.
 - Liability insurance was renewed - \$58,035. Increased 5% (approx. \$3,000). Down payment is \$15,000 and approx. \$4,000 per month.
 - Budget to actual comparisons to be completed quarterly going forward.
 - Robyn to research credit card fees and options to reduce expenses. Currently paying approximately \$12,000 per year. Robyn to provide updates in the April meeting. Cristy

Herron has some information/background on this from her own business and will provide that information to Robyn as a part of her research.

- DNR
 - Operating permit has been submitted.
 - Still discussing how to make twice per week ammonia testing more efficient.
- Ballot Counting – 4/6/2019. Dan Payne and Debby Johnson will be the ballot counters from Park Council. At large will be Gail Johnson and another TBD member.
- Controlled Archery Hunt – Mike Tanner provided and updated proposal document. PC voted that they to propose a \$25.00 fee for the archery hunt. Mike Tanner to review proposal with MO Department of Conversation representative. BOD to review in April BOD meeting.
- Questions and Answers
 - Question asked about pool expenses of \$897 from 2018. Robyn explained that this was only for the chemicals for the period of time that the pool was operated in 2018. Pool repairs were payed for from the “pool fund” established as a part of the previously assessed “pool fees”. BOD agreed this can be confusing to people reading the budget. BOD agreed to add a separate line item in the budget to indicate total pool expenses, from all funds.
 - Question regarding the budget for social committee. The BOD indicated there is a current balance of \$500.00 from lot owner donations for a band that wasn’t used since we had a donated DJ. If the special assessment passes, another \$2,500 will be available.
 - Question regarding BOD approval of the updated vendor permit. BOD indicated it had been approved.
 - PC voted for a vendor committee to determine final approval when there are questions or concerns regarding a vendor. Bill Tisher and Cheri Payne to be PC representatives and they asked for a BOD member to be a part of the committee. Hank Short to be the BOD representative.
 - Potential lot raffle. Proposal would be \$100 per ticket with a minimum of 50 tickets to sell and a maximum of 100. PC asked if they could get 10% of the proceeds for social events and they will support selling tickets.
 - BOD requested a formal proposal and the PC agreed to provide the proposal for the April meeting.

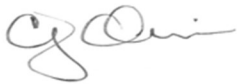
BOD Meeting Resumed

New business (Resumed)

- Bill Tisher provided updated Rules and Regulations document with updated fine schedule. Bill to provide an electronic version and the BOD will review in April meeting.
- Bill Tisher discussed ballots for those who did not receive ballots and the re-issuance of ballots. He’s concerned about the potential for lot owners to vote twice. Bill would like for IA to be provided a list of ballot numbers. Discussion pursued about the pros and cons and the concerns with lot owner privileged information. BOD to discuss in April meeting.
- Review of 2015 and 2016 Resolutions –
 - Review of 2015 and 2016 resolutions will be reviewed in the April BOD meeting. 2015 and 2016 resolutions should be reviewed prior to the meeting by each board member and then will be discussed at April meeting.
- Office / BOD Automation

- Discussed MS Office 365 Business Premium package – cost is \$12.50 per month per user (\$1,500 per year for 10 users)
- Chris Bayless to research the availability of plug-ins to integrate MS Office products and QuickBooks.
- Discussed that it will be very manual process to get lot owner names converted properly to be in a form that will be usable in automated business solutions that would integrate with QuickBooks.
- Member eligible to run for Board requirements
 - Bylaw 7.2.1 indicates that eligibility for BOD member is based on 3 years of continual ownership in the park or having served on the Park Council for a period of 1 year prior to July 31 of that year.
- Office staffing with the power plant outage. Discussed opening the office on Mondays and to go back to original hours on Sunday to accommodate Coast to Coast guests from the power plant. Tami made a motion that between now and April 6, the office hours be extended to original hours on Sunday and 8 hours on Monday, to accommodate the influx of UE outage campers. Robyn seconded. Unanimous. **Resolution 20190309-002.**

Chris Bayless Last made motion to adjourn at 11:11, Chris Oliver seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary