

Wildwood Lot Owners Association
Board of Directors Meeting Agenda
March 13, 2021

8:00 am Meeting

PRESENT: Randy Hudson, Trudi Elliott, Danny Payne, Robyn Overly, Trei Irwin, Chris Oliver
Kimberly Behlmann

Prayer

Pledge of Allegiance

Finance

- Insurance quotes are cheaper than previous years. This is due to previous year lawsuits. Robyn is working with our agent to clarify a few items on the quotes.
- Payment to Mike Pate (Pool contractor) 25% of pool house.
- Tax return is filed for 2020.
- Employee manual finished. Each employee and board need to sign disclosure statement.
- WLOA owned auto insurance bids in process.
- BOD authorizes/approves Wildwood Lot Owners Association Board President, Randy Hudson, to sign pool loan documents with Callaway Bank.

8:30 Callebyte meeting with Rob Barnes

- In process of sending customers the username and password for the hotspots in the park for existing Callabyte customers. These usernames and passwords will be good for a year. Will reset in January. Two devices per username and password at a time per customer. As traveling through the park, the hotspots will automatically connect once logged in the first time.
- Coast to Coast: we asked Callabyte to figure out a way for these campers to have this amenity as part of their paid rental for the campers. Per Rob they could create a username and password for this camp area using the Wi-Fi and set limits to unlimited user. Username and password would change monthly.
- Callabyte offers daily, weekend and monthly Wi-Fi use.

8:45 am Meet with Maintenance Manager

- Requesting to purchase 2001 Van ¾ ton v8, with trailer hitch for work truck to set up with tools for maintenance. \$2500 Bluebook ranges from \$2-4k. The park sold one truck this year due to the level of repairs needed versus the value of the truck. Security will need to use an existing truck for security therefore shortage in maintenance vehicles.
- Spring cleanup prices for roll off dumpster Frank Haymart local bid \$275 to setup and \$75 per ton to dispose of contents.
- Randy Hudson to get Callaway Electric easements notarized today for Crow Lake line rerouting and propane tank setup.
- BOD (Danny Payne) will get prices to purchase a heating/air conditioning unit to put in the guard shack. Currently using space heater.
- Clay pit hill ditch needs fix due to washing out. ATV's are riding in ditch which contributes to the washing out. Maintenance will check this spot regularly to ensure repairs are done before/after major weekends.
- DNR no changes.
- Lonnie is preparing to pour concrete for 1,000-gallon tank and for ice machine, getting explosion proof wire. Will need to discuss the logistic specifics of distribution.

9:00 am Aaron Roberts – Road dust proposal

- ✓ Aaron Roberts bid on dust control \$10,700/3.1 miles
- ✓ Will need to water, treated road, regularly. Using pump truck to water road. The pump truck will be sanitized per regulation. Will seek approval from DNR.
- ✓ Shelf life of spray-60-90 day (about 3 months) through dry summer months. Water occasionally to reactivate product. Add crushed limestone on corners the product will absorb. Each year we spray the effects will last longer.
- ✓ Rock pattern needs to be consistent.
- ✓ Maintenance will water the road in front of the sprayer to help the product to be absorbed.
- ✓ Lot owners off main 3.1 road could get bids from Aaron to spray area at their lots.
- ✓ Bid goes from blacktop to pool then down to chapel. (main, high uses areas).
- ✓ Aaron has an insurance binder that she will get a copy.
- ✓ Maintenance will spend less on rock. This will offset the cost to spray. This will be a time determined savings.
- Randy made a motion to approve road treatment Chris 2nd approval for dust control. Unanimous approval.

Executive Session at 11 am

- DNR
- Employee updates

Internal Affairs Update -Bill Tisher

- **Gate card audit in next few weeks. We will pick which ones to deactivate if lot owner does not verify card numbers.**

- **Lot cleanup notices will be sent to lot owners around the end of April. If not cleaned up by deadline owner will start receiving daily fine until compliance. \$100/month until clean.**

Security

- **Violations- will patrol more through park.**
- **Cash register for guard shack.**

Office Business

- Laundry door will be opened by office staff (except on days office closed). Security will lock at night.
- Office/Security staff will continue to use tracking sheet for guest ATV plates. Office will call LOT OWNER when guest does not return the plate.
- Vacuum request approved. \$200 limit.

Old Business

- **DNR** (section Maintenance Manager)
- **Office and Maintenance Technology Updates**
- **Employee manual:** Robyn updated employee manual nondisclosure statement approved and each board member as well as employees will need to sign.
- **Pool Status work is progressing now that the ground has warmed up.**
- **Pool-house: BOD reviewed bid to do necessary repairs on pool house and approved prior to March 13, 2021 meeting. Work began beginning of March.**
- **Comfort Station update: Sandy is compiling ideas for renovation.**
- **Firewood Sales Project:** will look at purchasing more wood to bundle.
- **Office is now using the On-line calendar** for Clubhouse rentals.
- **Ice vending machine: Chris Oliver made a motion to approve, Robyn 2nd** unanimous vote to purchase ice machine.

New business

- ATV holiday weekend rates: no changes will remain \$20/day. However, guest plates must be returned to office or guard shack at expiration (guest plates should not leave the park)
- Coast to Coast holiday rate: \$42 per night with 3 night minimum
2 vehicles/2 ATVs (ALWAYS)
- Individuals wishing to look at lots may purchase a day pass for \$35. NO guest plates will be issued.
- Honor system: Trudi to update the form for 2021
- EQIP: Chris Oliver will contact to see if there are any subsidy to help with cost of mulching machine.
- **Lot owner damaged gate in 2020 BOD received court document from Callaway County Prosecuting Attorney office for WLOA to receive restitution for damages. Robyn will get with Bill Tisher to get \$ it cost to fix gate.**

- Callaway Electric easement Randy will have Vickie notarize easements.
- Potential lot owners can purchase a 1 day \$35camp pass 830-4 to look at lots. Driver license will be left at office. NO ATV's permitted.
- Pool house updates: (Trei) get PC involved in painting etc. to save \$ review bid(s) for renovations.
- Tank pumps: the first tank pump, after replacement, is no cost due to water is added to hold tank in the ground initially.
- BOD/PC Roster update. Email vs. Printing tree, building permits etc... Develop distribution list I.e. treepermit@wildwoodassociation.com that distributes email to tree permit people, & board liaison
- BOD is looking at creating a WLOA 3-5 year project plan.