

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

March 12, 2022

Came to Order at 8:10 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Danny Payne, Bill Tisher, Chris Oliver
- Absent: No absences

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance:

- Robyn provided profit and loss statement for Jan and Feb 2022 and the Balance Sheet
- Robyn updated the BOD on status of the Credit Card processor
 - Discussed how it will integrate with the existing registers
 - Robyn working to determine how to configure the system to account for charging the convenience fee for transactions using credit/debit cards
 - Need to create the necessary signage for people to know in advance that a convenience fee will be applied for all debit and credit transactions
 - Discussed enabling the guard shack to accept credit
- Accountants working on year-end tax return
 - Accountants recommended and BOD agreed to –
 - Make double pool payments
 - Pay off the pump truck
- Vehicle Insurance has gone down approximately \$600 per year

Store Update

- Bill looking at new Point of Sale Systems / Cash Registers
 - Need 2 new POS systems
 - Will work with our accountants to get their advice and to ensure we have a system that can maximize the value in integrating with QuickBooks

Turkey Park Comfort Station Update:

- Concrete is poured
- Discussed toilets for the new comfort station, given the recent vandalization of yet another toilet in the Deer Park comfort station
 - Will get prices for stronger steel toilets that can withstand the attempts at destruction. BOD will revisit based on anticipated price differential

- Full crew will start work this week now with the good weather coming in
- Discussed a replacement pavilion at Turkey Park. Trei to take measurements and make recommendations and the BOD will solicit bids

Maintenance Update:

- Need more holding tank monitors. Will buy 50. Trei to get work order started with Husky
- Discussed issues getting chlorine now. Lonnie working all the angles to get as much as we can through various source
- Adding a new electric pole and updating electric at the guard shack with 100-amp service
- Must scope 5100 feet of sewer lines. Randy obtained 6 estimates ranging from about \$10,000 - \$22,000. Randy to confirm with the vendor the \$10,000 estimate and ask for it in writing
- Lonnie reaching out to the road dust vendor. There are concerns with that vendor getting the necessary chemicals. Would like to add a few more miles if possible
- Discussed acquiring a skid steer. Looking for a good value used one but having issues finding one for the right price. May be better off purchasing a new one. Trei and Lonnie to continue researching and may trade or sell our existing one
- Lonnie/maintenance to replace furnace filter on a scheduled basis

Internal Affairs

- No update since Park Council cancelled this month

Security

- Randy and IA working with FedEx regarding their drivers continuing to speed through the park
- Had a lot owner that reserved a Coast-to-Coast lot last weekend and was NOT in the park when their guests were here. BOD reiterated that Coast-to-Coast is only for guests of lot owners and lot owners must be present in the park when their Coast-to-Coast guest are in the park
- Discussed non preferred vendors and the need for a lot owner to be present and responsible for the vendor when a non-preferred vendor is working in the park for a lot owner. A responsible lot owner in good standing must let the non-preferred vendor in and must be in the park at all times the vendor is in the park

Old Business

- DNR – No updates
- Discussed what is and is not allowed in the dumpsters and the need for a sign to be placed by the dumpster. Trei to draft a list of recommended items to NOT allow and will present to the BOD for review/approval

- No Bylaws and Covenant – no updates
- Equip program – Program is progressing. Delayed because of weather. Expect the controlled burn in the next week or two
- Anticipate re-opening our Ice machine in mid-April
- Discussed the store going back to 7 days per week. Store will go back to 7 days per week with regular hours on Sunday 3/27

New Business

- No one over 12 years old is supposed to use the kid track area by the chapel. Issue to be brought to Park Council. Trei to have signs made indicating that the track is recommended for kids 12 and under.
- Mail for lot owners should not be sent to Wildwood address per current rules and regulations. Any non-Wildwood mail sent to Wildwood's address will be returned to sender
- A lot owner asked about painting the big rock at the front gate and by Turkey Park comfort station. WLOA will provide the paint.

Trei Irwin made motion to adjourn at 11:33, Randy Hudson seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary