

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
May 11, 2019

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Chris Oliver, Tami Kiso, Robyn Overly, Hank Short, Chris Bayless
- Absent: None

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- CIMR – Approved \$27810.02 : DNR grinder pump sys and line (\$30,000) + electric work (\$2535) = \$32535.00 less pool fund balance (\$1578.34) and less DNR fund balance (\$3146.64)
 - CIMR Committee: Mike Tanner, Jim Bumpus, Debby Johnson, Chris Bayless, and Robyn Overly approved
- Robyn reported that \$20,206 billed for CIMR. So far, received \$7,236
- Special Assessments billed approximately \$135,000
- Balance Sheet has new account – Uncollectible Accounts Receivables
- Credit Card processing fees - .35% plus 21 cents per transaction is our cost for credit/debit cards. BOD decided to not establish a minimum amount for use of credit/debit cards
- DNR account and pool accounts have been depleted. Pool was \$1578.34 and DNR account was \$3146.64. Went towards the purchase of the grinder pump at the pool
- Barbies comparison pricing on Soda/water; Our prices are comparable

DNR

- Awaiting word from DNR re: new AOC
- Pool permit has been submitted
- Grinder pump at pool house is complete
- All sewer lines are complete
- DNR advised of all update, and that everything WLOA committed to DNR has been completed
- Dam inspection coming up
 - Will ask for volunteers at the Lot Owners meeting to help clean up rocks at the dam
 - Randy to provide Tordon for use in removing all saplings on the dam
- Holding tank monitors
 - Need to send back defective monitors and seek compensation for our time in having to replace them
 - Fines are being sent to monitor non-compliant lot owners

Lonnie Update

- Septic Pump Truck

- Lonnie found a 2009 pump truck from Iron-Vac Truck Sales, LLC with 108,000 miles, asking price of \$40,000
- Warranty can be purchased based on year of vehicle, mileage... Best price was approx. \$5,000 for 2 years for major issues
- Proposed truck comes with guarantee for PTO, pump, and tank, but not for the truck itself
- Randy Hudson made a motion to allow Lonnie to submit an application for warranty, to finalize the cost of a warranty and to ensure we can be approved and if approve, to purchase the pump truck for a cost not to exceed \$40,000 after looking at it and after confirmation with the Better Business Bureau. Financing is approved for \$30,000 of the \$40,000. Chris Oliver seconded. Unanimous. **Resolution 20190511-001**
- Abandoned boat by Crow pond – Has been moved and locked up
- Additional help for Security for Memorial weekend. Lonnie has the people planned
- Warnings for tickets shall not be used for ATV's without decals. All security people should be informing people that they must go to the office and get a decal/tag
- ATV inspection station to be setup for Memorial Day weekend
- Roettgen Excavating completed grinder pump and sewer lines. Total cost was \$28,691.67
- Pool
 - Need 5 more gallons of white paint for the top edge of the pool to add sand. Chris Bayless to order. Cost is \$84.95 per gallon
 - To begin being filled this week
- Holding tank monitors
 - Currently holding 3 defective monitors. Awaiting to have 10 to send back to vendor
 - Need to ensure that vendor is appropriately crediting us for defective monitors

Old Business

- Covenants & Bylaws
 - Legal response to questions posed:
 - Merging all approved changes into a single document – Randy discussed with attorney and determined that we should not pursue. Randy suggested producing a Synopsis document that could be better understood by lot owners. This will be presented to the C&B Committee for consideration
 - Fixing spelling errors and typos – Should just be submitted to lot owners for approval as with other changes
 - Proposed Ballots for permanent assessment increase
 - BOD would like to see ballot #3 eliminated and change ballot #1 to indicate that 5% of the annual assessment is dedicated to CIMR
 - BOD would also like to see verbiage changed in a new proposed ballot #3 indicating that any lot purchased after 1/1/2020 will be assessed the same amount for all lots (primary and secondary assessed at the primary lot rate)
 - Amounts of potential annual assessment increase to be discussed at the Lot Owners meeting
 - Chris Oliver and Trudi provided a status update on the Section 8 update efforts currently underway

- Tami requested that C&B committee address permanent residency sooner rather than later. Should be a priority over Section 8, based on DNR
- New Attorney options – Still awaiting word. Randy to follow up
- Self-pay/Honor System envelopes - Randy supplied a link to a place to buy them. Tami to get a quote on signage
- Reviewed Actions Without Meetings since last BOD Meeting –
 - 4/19/2019 – Approved Minutes and Executive Minutes from April 2019 BOD Meeting
 - 4/22/2019 – Approved updated WLOA Rules and Regulations and Fine schedule
 - 4/25/2019 – Approved the purchase of on new WiFi FD130 credit card processing machine and one refurbished one. New one costs \$475 and refurbished one costs \$250
- Managed Deer Hunt
 - Discussed a need change to change Rules and Regulations to allow. BOD determined that the current verbiage allows it as a “Board Sanctioned Event”– Randy made a resolution that the proposed managed deer hunt is a board sanctioned event. Hank seconded. Unanimous. **Resolution 20190511-002**
- In the October 2018 Lot Owner Meeting a lot owner requested that the BOD revisit the resolution regarding 20-gallon pool versus hot tub. Chris Bayless made a motion to rescind Resolution 040414, Robyn seconded, unanimous. **Resolution 20190511-003**
- Callabyte
 - Wildwood Service – Wildwood has registered Club house/Pool area for service. This will allow installation of security cameras. It will be secure WiFi once available in this area
 - Status of Lot Owner service registration – To be updated at Lot Owners Meeting

New business

- Liquor License – Has been applied for and paid for
- Enhanced Security Cameras at Gate – Postponed till next month
- Limit of 4 gate cards. No exceptions
- No Tailgating signs
- Coast to Coast, Good Sams and Passport affiliation;
 - BOD decided that discount will not be given unless there is proof of reservation through the affiliation
 - No discount will be given for outage customers in the future
- Office / BOD Automation - Chris Bayless update on QuickBooks plug-in for MS Access / MS Excel. Chris Bayless to pursue further. He wants to discuss with current website provider our ability to host a shared network
- Explore additional storage units. Current units are full. Should we add additional units. Randy to explore options with local contractors.
- Review of 2015 and 2016 Resolutions:
 - Tami made a motion to rescind the following 2016 Resolutions:
 - 04/1/16
 - 10/1/16
 - 05/3/16
 - 06/3/16
 - 04/06/16
 - 02/9/16

- 04/9/16

Motion seconded by Chris Bayless, unanimous. **Resolution 20190511-004**

- Tami proposed a resolution that holiday and weekend holding tank pumps be charged double, unless the holding tank monitor alarm goes off. Randy seconded, unanimous. This would rescind resolution 02/5/15. **Resolution 20190511-005**
- Trudi made a motion to rescind the following 2015 resolutions:
 - Special Meeting June 20, 2015, Resolution numbers not assigned (Note: should have been 04/06/15)
 - 02/08/15
 - 02/10/15
 - 06/11/15
 - 5/12/15

Chris Oliver seconded, unanimous. **Resolution 20190511-006**

- Discussed that anything to go on the marquee can be accomplished by office or security personnel

Chris Bayless made motion to adjourn at 11:55, Hank Short seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary