

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

May 9, 2020

Came to Order at 8:07 am

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

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- Online bill paying – Our current processor is not currently setting up accounts. Agent indicated that on Monday she will look for alternative processors so that we can get it going
- Lot sales
 - \$22,500 collected for 9 lot sales
- Infrastructure account balance is \$18,000
- Robyn had a preliminary discussion with Bank. We could potentially get approximately 6% for 15 – 20 years if we ultimately want to finance the pool needs
- Lonnie will be assigning GL accounts to maintenance invoices. Robyn got it down to 5 accounts he will need to know and explained it to him. Lonnie will forward his invoice approvals with GL account numbers directly to the accountant going forward
- Financial Updates
 - Checking account balance indicates approximately a \$187,000 increase from the same time last year. Part of that is the PPP loan
- PPP continues to run through June 30th unless extended
- Additional Accountant Services
 - CPA recommends that Wildwood start by having bills sent directly to the accountants for payment. They would provide a weekly communication of what is to be paid, giving us the opportunity to challenge something before paying. They will do that for \$35 a week (\$1820 per year). Chris Oliver made a motion to move forward with this, Randy seconded, unanimous approval – **Resolution 20200509-001**

Lonnie Update

- Pool Update –

- Lindy's pool is providing a bid for replacement. Will eliminate the deep end, Will bid separately going to salt-water filter system. And will bid separately for the demolition work and the flat work
- A lot owner also indicated that he could potentially provide a band-aid for \$3,000 - \$4,000, which would include free labor, but no guarantees
- Another lot owner indicated that they have a few different options. One of which is using the existing pool as the outer border and building a smaller pool inside the old one. That would eliminate demolition, ... This lot owner will provide a few options for consideration
- Trei still pursuing an additional bid for a new pool
- Will finish getting all bids and input and will decide once we have all information. Will try to have all bids in time for presentation at the lot owners meeting next month
- Dumpsters – Provider complained about the amount of overflow in the dumpsters. The provider recommended two more dumpsters at a cost of \$100 per dumpster per month. New monthly total would be \$1,100 per month. BOD approved getting two additional dumpsters
- Potential Beach - \$200 per load of course sand, \$300 per load for better sand. Potentially need 7 to 8 loads
 - BOD agreed that the old Crow Park beach should not be an option due to flooding, ...
 - Trei proposes Lower Beaver lake. Much cleaner area
 - Trei also recommends potentially at Pheasant lake
 - Doe Lake is another option
 - Trei will measure potential sites and will mark each one. He'll let us know so the various BOD members can look at each option
 - Should also use buoys to mark out swimming areas

Executive Session

Internal Affairs

- BOD agreed that Security can take checks and cash for ATV renewals only going forward

Old Business

- COVID-19 Response Updates
 - Office updates – Glass is yet to be delivered. Office upgrades will be completed when the glass arrives
 - Office restrooms should be locked and are no longer for public use.
 - Coast to Coast opening and adjustments for COVID-19
 - Chris Bayless made a motion that we open Coast to Coast at 50% capacity, every other lot, effective Memorial Day weekend. Chris Oliver

seconded. Unanimous approval. **Resolution 20200509-002**. Chris Oliver to indicate to the office which lots to sell

- By laws and Covenants – Randy to check with the attorney for the previously approved updated being submitted to the state
- Employee Manual Updates
 - Nepotism policy re: Resolution 03/08/14
 - PTO – can only roll over a max of 40 hours year to year. Tami proposes that employees be allowed to roll over 50 % of their annual PTO allocations. BOD agreed
 - Updated employee manual will be sent out prior to next meeting and will be voted on in the June 2020 meeting
- Campground Host – no updates
- Honor System Updates
 - Instruction sheet has been updated for the correct holiday weekend rate
- Gate system
 - Discussed when the old gate system will be shut down. The BOD agreed that **the old gate card system will be shut down on August 31**. A sign will be placed adjacent to the scanning device and on the marquee. Multiple signs will be made for placement at the comfort stations and the clubhouse
- Callabyte update – progressing well. His intent was to have the park ready by Memorial Day weekend
- Office 365 Small Business update
 - Established for all BOD members, C&B members, and the Office and Security
 - All BOD members will begin using wildwoodassociation email addresses effective now
- Guard Shack laptop/internet
 - Internet has been extended to the guard shack. They now have wireless
 - Guard Shack laptop is configured
- Building Code updates were approved in November 2019
 - Updates for storage containers – Will allow lot owners to bring them in, with a building permit, and will have 60 days from the day it's brought into the park, to put siding, a roof, the door, to make them appear as the standard shed. No metal can show. Fine will be \$50 per week if the updates are not made within the 60 days. Building codes will be updated
- Signage updates – Tami has received the “Smile You’re on Camera” signs. Will discuss signage for the beach once that is finalized. Tami to get 10 “Swim at your own risk” signs, for placement at every lake – white background with red verbiage

Reviewed Actions without Meetings

- 04/24/2020 - Approved Minutes and Executive Minutes from April 2020 BOD Meeting
- 04/25/2000 – Approved postponing May Lot Owners meeting until June
- 04/29/2020 – Approved extra security for the hours of 10:00 am – 10:00 pm on Friday 5/1/2020 and Saturday 5/2/2020 to support and anticipated large number of ATV inspections
- 04/30/2020 – Approved authorizing Randy to sign and return the Consent Judgement entered in favor of the plaintiff in the Holtgrave lawsuit re: T195
- 05/01/2020 – Approved providing 37 gate access cards to the Callaway County Sheriff's Department

New Business

- Office hours Memorial Weekend – Office will close at 6:00 pm on Friday of Memorial Day weekend
- Amazon Business Account potential – no need to get a separate account
- Personal Precautions for June Lot Owners meeting – Meeting to be held outside to enable social distancing. Chris Bayless to bring a microphone
- Dock at big lake – Dock is sinking. No flotation on the catwalk. Need to get some flotation devices under the catwalk. Also need the small dock at Crow lake repaired as well. Trei to work with Lonnie to get bids for both docks
- Coast to Coast rates during shutdown – Chris Bayless made a motion to raise the monthly rate for 2020 to \$750 per month. Randy seconded. Unanimous approval, **Resolution 20200509-003**
- Decibel meter calibration – Jim Bumpus to research how they can be calibrated

Chris Oliver made motion to adjourn at 1:51pm, Randy seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary