

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

May 14, 2022

Came to Order at 8:00 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

- 8:15 am - Finance
  - Financial updates
    - Guard shack now taking credit cards
    - 3% credit/debit card fee now in effect
    - Store sales volume down, permits (decals, ATV's, retail sales) is down approx \$7,000 year to date. Knowing that 2021 was a high-volume year and current high fuel prices.
    - Discussed the need to put a serial number of some sort on ATV stickers
    - Accounting Company services provided has increased. Annual professional fees now approximately \$31,000
    - Accounting firm has written off approximately \$300,000 in bad debt
    - Workers Compensation audit – Indicated that we need to ensure we get Insurance binders for any contractor to prevent our workers comp policy costs from increasing
    - Liability Insurance increased approximately \$2,200 exclusive of the Dam. Separate Dam insurance is required
    - Pump truck paid off and a Lien Release has been obtained
- 8:30 am – Maintenance Supervisor Update & Turkey Park Update
  - 30 lb. propane tank availability
    - Propane sales are going well
    - Cannot find 30 lb. tanks for a reasonable price. Need at least 7 or 8
    - Could potentially buy used tanks for \$35 each from AmeriGas
  - Rock Dust will be delayed. Probably not in time for the Memorial Day weekend
  - Repair lagoon berm
    - Engineer availability is 4 months out. Lonnie to look for options

- Discussed Holding Tank options for replacing existing tanks
    - Calloway County indicates we should be using minimum 1500-gallon tanks. But 1500-gallon tanks are not available in concrete
    - DNR indicates that we can allow whatever tanks Calloway County approves and Calloway County allows plastic tanks
      - Lonnie will continue researching options for 1500-gallon plastic tanks
    - Chris Oliver made a motion to allow 1000-gallon concrete or plastic tanks in accordance with the AOC. Robyn seconded. Unanimous. **Resolution 20220514-001**
    - Turkey Park Comfort Station update
      - Discussed renting out the vending services at the new comfort station. Will request proposals from potential providers
      - Discussed potential heat issues and potential for air condition. Discussed air conditioning in just vending area or vending and shower rooms. Trei to pursue costs
      - Anticipate completion end of June
      - Discussed a new pavilion. Will pursue bids
    - Rec Room will open up when the pool opens up. Will open and close with the pool
  - Containers in ground, no tank pump history
    - Fines going out as we continue to find holding tanks without monitors
- 9:00 am – Meet with lot owner. See Executive Agenda
  - 9:15 am – Store Update
    - New employee (Lindsey) started in the store
    - Will keep the store staffed with 3 people
    - Have 4 pool staff
  - 9:30 am – Security Update
    - Will be contracting with the Sheriff’s dept. for security service periodically throughout the summer to curtail vandalism. Patrols will start the Memorial Day weekend.
  - 9:45 am - Internal Affairs Update
  - 10:00 am – Meet with lot owner. See Executive Agenda
  - 10:30 am – Meet with lot owner. See Executive Agenda

- 10:45 am - Executive Session
  
- 11:00 am - Old business
  - DNR
    - Video contract approved
  - Bylaws & Covenants update
    - No meeting last month
    - Committee working on putting approved changes into the format that they can be filed with the Secretary of State
  
- 11:15 am - New business
  - ATV's riding in spillway
    - Discussed that no concerns as long as not accessing through common ground except trails
  - Delinquent lot owners, liens
    - Discussed continuation of applying liens in a timely manner

Chris Oliver made motion to adjourn at 11:20 am, Robyn seconded. Unanimous approval.



Respectfully submitted Board of Director  
Chris Oliver, Secretary