

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
October 12, 2019

1. 8:00 am Call meeting to order
 - Present: Robyn Overly, Trudi Elliott, Hank Short, Randy Hudson, Tami Kiso
 - Absent: Chris Oliver, Chris Bayless
 - Observing: Director to be sworn in Trei Irwin, observed regular meeting prior to being sworn in
 - Trudi Elliott lead the Directors in prayer
 - Directors recited the Pledge of allegiance
2. Finance Robyn, probably need some figures in here not captured, I know you went over several things, but I didn't keep track
 - Current status / prior month income and expenses
 - i. Reviewed 2019 budget to 3rd quarter. Budget?
 - Property insurance \$1,489 for year. Up 4%
 - Permanent Assessment Increase
 - i. Ballot currently to Lot Owners for \$115 increase on primary and secondary lots
 - ii. Ballot contains other Bylaws and Covenants changes;
 - iii. Due October 31, 2019 to PO Box or office ballot mailbox.
3. 8:30 Meet with Lonnie
 - Pool status – need a company to give us an inspection and evaluation on the pool.
 - Pest control – orkin monthly service for annual fee of \$2,068. Steve's pest control is quarterly \$1,500. Will use Orkin. Needs to treat before October Festival.
 - Price for jobs requiring use of the Transit level – charging \$100 per day
 - Underground magnetic locator – Lonnie to purchase. Approved the purchase in 2018.
 - Requests to install a plaque on the Turkey comfort station recognizing Dan Fulgham. Robyn made motion. Hank 2nd. Unanimous approval.
 - i. Tami asked Lonnie to check and repair the plexiglass on the other plaque on the Turkey Park Comfort station about horseshoes.
 - Replace gate system. Robyn to follow up.
 - i. System is down, no new cards can be issued.
 - Dam clearance – Trei to cut dam this week.
4. Executive Session
5. Internal Affairs Update
 - When to Count Ballots – Ideally count at 1PM Saturday Nov 2.
6. Old business
 - Bylaws & Covenants Updates
 - i. Trudi reported that they have rest of Section 8 ready for ballot, but are waiting to see outcome of current ballot.
 1. Tami asked that this be sent to the board to review now so any questions can be complete
 2. Tomorrow they will work on Section 2

- 5 Year Plan
 - i. Still need to do more work on 5 year plan after knowing what is available when ballot is completed;
 - 1. Comfort stations repair/replacement
 - 2. Pool state of health
 - 3. Other infrastructure needs
- USDA EQUIP Plan – 36.8 acres eligible, Farm Number received. Next Steps
 - i. On site visit was scheduled but rescheduled for the coming week to determine if we are eligible for program
- Pest Control – Bids from Steve’s Pest Control and Orkin
 - i. Orkin bid was accepted for Club house and Office.
 - 1. Lonnie to contact Orkin on bid/sign agreement
 - 2. Must spray first time before October 26
- Honor System Envelope – Kendes estimate & use of word “Fee”
 - i. Board needs to review what should be on envelopes prior to next board meeting.
- Coast to Coast Host for 2020
 - i. Need to discuss with Park Council where this is at. Need to not allow reservation of first slot for 2020.
- Resolution 2019309-001 concerning conducting private business on Wildwood common property – Any private business, or “except by permission of the BOD”?
 - i. Resolution stands, does not effect food truck, as must receive approval or be prime vendor
- Review Actions without Meetings 9/14/2019 – 10/11/2019
 - i. 9/17/2019 – approved purchase of new letters for Marquee
 - ii. 9/19/2019 – approved purchase of transit level instead of rental
 - iii. 9/21/2019 – Approved minutes and executive minutes from September 2019 meeting
 - iv. 9/26/2019 – approved the letter to accompany the October Ballot.
 - v. 10/2/2019 – board approved the May 2019 Lot Owners Meeting Minutes
 - 1. Final approval by lot owners in October meeting

7. New business/Updates

- DNR
 - i. Dam inspection update
 - ii. David Blevins November Site Visit to see lakes and ponds – Need for a BOD member & PC member to accompany;
 - 1. Lonnie to accompany DNR, no need for BOD or PC, unless DNR specifies and someone available.
- Store
 - i. Discontinued sale of cooked items. Continue to allow pizza’s cooked in the office as Self Serve. Office not serving any cooked foods. No utensils, Cindy will make SELF SERVE only signs.

- Other
 - i. Applicability of potential new 1/1/2020 covenant to charge same primary assessment rate to all lots purchased, regardless of number of lots owned, on lots that were acquired at the courthouse steps but not yet finalized as on 1/1/2020. Purchase date of property determines ownership. Randy to reply.
 - 1. Purchase date is date all paperwork is completed, sometimes this can be up to one year.
 - ii. US Census Takers in park have asked we escort them thru the park. We are not obligated to escort the US Census Takers thru the park.
 - iii. Status of Gate Card system
 - 1. System is down, no new cards can be issued;
 - 2. Gates still work for current cards
 - iv. Potential Weekend Managed Hunt in November
 - 1. Will revisit potential of managed hunt during weekend at November 2, meeting.

Motion to adjourn 10:09. Randy made motion. Hank 2nd. Passed Unanimously.

Meeting re-adjourned for board positions/assignments at 3:10 pm

President – Randy Hudson

Vice-President – Trei Irwin

Secretary – Chris Oliver

Finance – Robyn Overly

Sgt. Of Arms – Trudi Elliott

Liaisons

Maintenance – Randy/Trei

Office – Tami Kiso

Security – Chris Oliver

Internal Affairs – Trudi Elliott

Social – Chris Bayless

CIMR – Robyn Overly & Tami Kiso

Motion to adjourn made by Randy. Seconded by Robyn, Passed unanimously.

Meeting adjourned at 3:15 pm

Respectfully submitted Board of Director



Randy Hudson