

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

Came to Order at 8:10 am

- Present: Randy Hudson, Trudi Elliott
Remote: Chris Oliver, Tami Kiso, Robyn Overly, Hank Short, Chris Bayless

- ❖ Due to inclement weather, the meeting was rescheduled for January 26, 2019. The minutes below reflect a shortened meeting held via teleconference.

Finance

- Missouri Primacy Water fee billed to full time lot owners of \$3.24 was billed and paid. Our account is current
- \$3200 directly withdrawn from checking account for 3 years QuickBooks Enterprise Edition. This is consistent with prior years
- Outside accounting service fees increased \$1,040 per year. The amount of time spent on our account in the previous year was more than estimated
- Outside CPA fee for all accounting, payroll, and tax return will be approximately \$12,000. Our current CPA contact will be semi retiring and we have been assigned a new CPA representative. Our current accountant who handles day to day bills, payroll etc. will remain the same
- Approximately \$90,000 of our balance in the checking account is for 2019 assessments paid in December. None of the 2019 assessments were used to pay bills in 2018 as they had in previous years
- 2019 budget will be finalized at January 26th meeting

Old Business

- Follow up with Park Council re: where they are with the Campground Host

Lonnie Discussion:

- Lonnie received 2 bids for the mechanical plant repairs, anticipating a 3rd bid from Mid Missouri Earth
- Plant should be tested for ammonia 2 times per week. Currently being tested quarterly, but vendor (Curt Warfield) is recommending it be tested once per week. Lonnie will discuss in person at 1/26 BOD meeting
- Lonnie indicated that Cindy has a copy of Green Acres mechanical plant pumping report. Tami to ask Cindy to send a copy of that to the BOD members

- Lonnie confirmed that we received 48 holding tank indicator, but invoice indicates 58. Lonnie is following up with the vendor

New business

- DNR Updates – Randy indicated that DNR acknowledged receipt of the Pump Report, as well as the monitor updates
- 266ft of sewer pipe between manhole 3&4 inspected. Pipe looks good. No repairs needed
- Mechanical Plant – ammonia issues, potentially \$30k repair. Tank was pumped by Green Acres. 6,000 gallons was removed, including several feet of sludge covering the aerators. We have a letter from Green Acres identifying where the sludge was dumped
- Holding Tank Monitor fines. The Board clarified that:
 - Any lot owner that purchased a monitor after 12/31 will be fined \$20/day for every day that has elapsed, and no monitor has been purchased
 - Monitors must be installed within 30 days of receipt of the monitor by lot owner, after which time the \$20/day fine will be assessed
- Discussed the potential of an “honor” system for visitors when there is no security on duty and the office is closed. Potentially a drop box by the gate with tags. Hank will look into getting a small security lock box that could be attached to the guard shack, or a mail slot, and 2-part envelopes that would hold the money and provide a receipt for the payor
 - Randy indicated this could ultimately be tied into a camera system once Callabyte is in the park
 - Will be discussed at next BOD meeting

Trudi made motion to adjourn at 10:20, Randy seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary