

Minutes

Wildwood Lot Owners Association

Wildwood Park Council

August 8, 2020

Attending: Bill Tisher, Cheri Payne, Chuck Ridgel, Cristy Herron, Debby Johnson, Donna Knipp, Dwayne Overly, Kathy Sims, Kim Wyman, Linda McPherson, Lisa Irwin, Mark Schepers, Patty Clough, Sue Menke, Tina Schepers

Absent: Heather Edwards, Jim Bumpus, Lisa Coffman

Guests: Ken Johnston, Craig & Lisa Scott, Sandy Carter

Cristy Herron announced that Danny Payne has been appointed to the BOD to replace Chris Bayless who recently resigned. His roles on PC committees will need to be re-assigned and will be done later in the meeting.

Cristy Herron opened the meeting with prayer followed by the Pledge of Allegiance and roll call.

Swearing in of newly elected Park Council Members: None

July Minutes: Were previously distributed via e-mail for review. Cheri announced that she had corrected the name of the person that questioned the exterminator at the clubhouse from Debby Johnson to Lisa Coffman.

Kathy Sims motioned to approve. Chuck Ridgel seconded. Passed

Public comments: A guest asked about problems with holding tank monitor. This question was deferred until the BOD joins in at the end of the meeting.

A guest asked who to contact for rock on roads. This question was also deferred until the BOD joins the meeting.

A guest asked about the possibility of increasing the number of gate cards allowed. Was told that the number is determined by our by-laws and covenants and it would take a member vote to get this changed, which is extremely unlikely to happen.

COMMITTEE REPORTS

FINANCIAL: Kim Wyman had previously e-mailed the financial report to all PC members for their review.

	Park Council Savings (matches Balance Sheet)						Cash in Safe	WLOA PC Budget	Total Funds Available
	Playground	Recycle	Trails	Floating	Social	Total			
Balance at 7/11/2020	\$139.76	\$163.00	\$874.00	\$408.94	\$1,656.11	\$3,241.81	\$200.00	\$3,550.00	\$6,991.81
Money for Luau Plates, Cutlery, 2nd DJ								-\$500.00	-\$500.00
Payment for pig & processing								-\$305.00	-\$305.00
Return of payment for pig/processing								\$305.00	\$305.00
Remaining payment for 2nd DJ							-\$160.00		-\$160.00
Luau funds returned & added into safe							\$50.00		\$50.00
Balance at 8/8/2020	\$139.76	\$163.00	\$874.00	\$408.94	\$1,656.11	\$3,241.81	\$90.00	\$3,050.00	\$6,381.81

Debby Johnson motioned to accept. Patty Clough seconded. Passed

INTERNAL AFFAIRS: Bill Tisher reported a total of 9 tickets were issued in July:

1 no ATV tag, 2 unattended fire, 2 not in good standing, 1 reckless driving, 1 talking offensively to Wildwood employee, 2 cutting trees down without permit

Bill Tisher has two ticket appeals:

1 for ATV with no plates

1 for tree removal w/o permit & unattended fire.

After discussing details of each situation, PC voted on both and both tickets stand.

Linda McPherson asked if tags are needed on a boat trailer or just the boat. She was told just the boat.

Kim Wyman suggested adding a reminder in the Whooter about no road vehicles being allowed on trails.

Bill Tisher announced that 2 PC volunteers are needed to count votes on August 22. Cheri Payne and Mark Shepers volunteered.

New Lot Owner Program – new lot owner checklists were assigned to various PC members for welcoming.

Cristy Herron motioned to accept. Kim Wyman seconded. Passed.

ENVIRONMENTAL: Dwayne Overly reported the following permits were issued in July:

1 RV Port, 1 Garage, 2 cabins, 3 sheds, 1 deck, 1 shed addition, 1 second camper, 2 retaining walls

Kathy Sims motioned to accept. Debby Johnson seconded. Passed

NATURAL RESOURCES: Chuck Ridgel reported that 16 trees over 8 lots were approved to be removed in July.

Cheri Payne motioned to accept. Patty Clough seconded. Passed

CLUB HOUSE: Debby Johnson reported no rentals in July. Debby also stated that she feels the Social Committee should be responsible for cleaning up the clubhouse or other premises after any social activities.

Kathy Sims motioned to accept. Cristy Herron seconded. Passed

CIMR: Nothing to report

SOCIAL: The cancelled luau was discussed. Cristy Herron announced that the total cost to the park for the cancelled luau was only \$64.08 which was for the plates, cutlery, & food handling gloves which were not able to be returned. The order for side dishes and cupcakes was able to be cancelled with no charge. Cristy Herron returned the check for the pig & processing to back to Wildwood and wrote a personal check for it so Wildwood was not out that money. The original DJ has agreed to refund the \$250 deposit he received.

At this time, the two dances over Labor Day weekend are still planned. However, they may need to be cancelled if the Governor announces COVID shut-downs or restrictions that impact these gatherings.

Cristy announced that PC will not be having any activities that include preparing and/or serving food for the foreseeable future due to the food handler permits that are required by Callaway County.

Five members of the Conservation Club have food handler permits – Donna & Brian Knipp, Lisa & Johnnie Coffman and Chuck Ridgel.

Cristy Herron motioned to accept. Patty Clough seconded. Passed

Old Business:

The following proposed building codes for shipping containers, which had been previously distributed to all PC members, was voted on and approved.

USE OF SHIPPING CONTAINERS

1. Container will not exceed 20' in length.
2. Container will not be used as a living space.
3. Container renovation permit will be issued for only 45 days with no extensions. Failure to complete renovation within the 45 day period will result in a \$25/day fine until completion or removal of container.
4. Container will be leveled on site.
5. Container will be sided with backed siding, T111, or a T111 equivalent siding material.
6. Container will have a framed roof. Gable or lean-to style.
7. Entry doors will be painted.
8. All other improvements, i.e. electric, will be completed according to stated building codes.

Suggested wording to clarify the old Building Code resolution 08/08/11 was sent to the BOD for review by Cristy Herron.

The question of which committee is responsible for 2nd trailer permits was discussed. Cristy checked the documents which simply said the "appropriate committee" is responsible. PC voted on this and decided that Environmental Committee should be responsible.

New Business:

The BOD has asked for help from PC in analyzing lots that are coming up for auction on the courthouse steps on Monday, August 10, 2020. Cristy asked for volunteers and Kathy Sims, Sue Menke, Tina Schepers and Cheri Payne volunteered along with Cristy. Cristy printed out lists for each park and gave them to the volunteers. The completed lists are due back by end of day.

Pool rules – Cristy Herron asked all PC members to come up with their top 10 rules they would like to see implemented for our new pool and be ready to discuss at September meeting.

Kathy Sims has volunteered to paint the boy fishing and the Indian statue in the park.

Upcoming BOD and PC Election - only two valid applications were turned in for BOD positions and 6 or 7 for PC. Ballots will be mailed on 9/1/20 and are due back on 10/1/20. Everyone was asked to think about write-in candidates for PC.

Volunteers were solicited for Danny Payne's committee assignments and assigned as follows:

Co Internal Affairs – Mark Schepers

Co Natural Resources – Tina Schepers

Co CIMR – Debby Johnson

Bill Tisher motioned to Adjourn. Debby Johnson seconded. Motion passed and meeting adjourned at 9:56 am.

Tricia Sippos arrived for the joint PC/BOD meeting.

BOD joined and discussed the two issues from PC meeting:

1. Faulty Holding Tank Monitors – Randy instructed lot owner to fill out an official work order and assured lot owner it would be handled.
2. Rock for roads – Randy instructed lot owner to fill out an official work order.

The BOD announced that two at-large lot owners are needed for the assessment increase vote count on 8/22/20. Sandy Carter volunteered for this so one more is needed.