

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes  
August 10, 2019

1. 8:00 am Call meeting to order
  - 1.1. Trudi lead the board in prayer
  - 1.2. Board opened with the pledge of allegiance.
  - 1.3. Absent: Hank Short & Chris Oliver absent
  - 1.4. Present: Randy Hudson, Trudi Elliott, Chris Bayless, Robyn Overly, Tami Kiso
2. Finance
  - 2.1. Review Year to Date Actual income and expenses compared to budget
    - 2.1.1. Work comp increased by \$1K. Moved to a different company that allowed our rates to remain as previous. No \$1K increase absorbed.
    - 2.1.2. Regarding WLOA being a non-for profit, we have historically filed as a C corporation. Robyn spoke with our CPA. Would require an attorney and possible multiple legal actions to shift to a non-for profit. At this time we will continue to passively explore the reclassification.
    - 2.1.3. PC deposited \$3,211 into WLOA DDA. PC has \$550 cash.
  - 2.2. Current status / prior month income and expenses
  - 2.3. Permanent Assessment Increase
    - 2.3.1. New annual assessment amounts
      - 2.3.1.1. Robyn made a motion to send out for a vote to increase assessments by \$115 per lot owned which, if passed, would be the same as lot owners paid in 2019. Randy 2nd. Passed unanimously. Resolution 20190810-01.
      - 2.3.1.2. Ballots per Covenants and Bylaws Committee will be mailed out to Lot Owners in September, 2019 with this increase included to be voted on.
    - 2.3.2. Dates to receive ballots back
      - 2.3.2.1. Mailed by Oct 1, 2019. Due back by Oct 31, 2019.
  - 2.4. Discussed other methods to generate funds for failing infrastructure.
    - 2.4.1. Discussed lot sales to support infrastructure projects.
    - 2.4.2. Chris made a motion: Program Aug 10 thru Dec 31, 2019. An existing lot owner may purchase a WLOA owned adjoining or adjacent lot for \$2,500 (excludes any WLOA owned lot with a holding tank). To qualify the lot owner must have been in constant good standing since Jan 1, 2019. 80% of the gross proceeds go to infrastructure projects 20% to administrative costs. Extra costs to Lot Owners may include \$200+ title search, \$340+ survey, \$27+ filing, pro-rated assessments and special assessment. Lot(s) being purchased will be deeded the same as the primary lot. Chris made motion. Tami 2nd. Passed unanimously. Resolution 20190810-02
3. Eligible Voter List
  - 3.1. We have report for April 1, 2019 standing. Robyn to run report effective June 1 to determine additional good standing status.
4. 8:30 Meet with Lonnie
  - 4.1. 2<sup>nd</sup> bid from TCL Construction for shed to cover equipment. \$27,846. Initial quote from Olin was \$16k-\$18K
  - 4.2. Replace Turkey Park comfort station. 4 showers & toilets per side. Unisex & ADA compliant. Deer Park comfort station: 2 showers/toilets per side. Lonnie to look into kits and options.
  - 4.3. Security for Labor Day. 24 hour security at gate. Friday 10am thru Sunday midnight.

- 4.4. Discussed need for 5 year infrastructure plan to include things like replacement of comfort stations, protection for equipment, pool inspection/plan.
5. Executive Session
6. 10:00 Meet with Park Council
  - 6.1. Finance
  - 6.2. Ballot inadvertently provided to PC with a dollar amount versus an "xxx" to indicate and as yet undetermined amount
  - 6.3. Keys in Lot Owners files – Lot owners need to remove. Association cannot be responsible for holding keys to campers/cabins
  - 6.4. DNR update – no additional information since the July meeting
  - 6.5. Announced \$2,500 lot sale
    - 6.5.1. Discussed distribution of income to infrastructure.
      - 6.5.1.1. Discussed pool repair. Need detailed inspection to determine health of pool.
      - 6.5.1.2. Discussed the need for a 5 year plan for infrastructure projects
  - 6.6. Rock on damn, Sept 7, 9:00 am all volunteers to meet at damn to remove rocks & kill trees. This will allow the grass to be cut and prepare the dam for the DNR inspection.
  - 6.7. Covenants and Bylaws Committee Update – Cristy
  - 6.8. Managed Hunt Updates – Mike gave overview. 65 people applied. 30 chosen. Mike & 3 other permanent lot owners will be contacts for program.
  - 6.9. Nuisance animals (raccoons, skunks & cats) to be trapped and removed from Park.
  - 6.10. Question & Answers
    - 6.10.1. Lot owner had multiple questions about various topics regarding trees, rules etc...
  - 6.11. Covenants and Bylaws Committee Update – Cristy
    - 6.11.1. Next meeting on Sunday, August 11, 2019.
      - 6.11.1.1. Committee would be finalizing ballot at meeting
      - 6.11.1.2. Committee would be looking into the rest of section 8
      - 6.11.1.3. Committee will start looking at section 2
7. Resume BOD Meeting
8. Internal Affairs Update
9. Park Council & BOD Member applications due by July 31
  - 9.1. Two applications received for board of directors open positions.
  - 9.2. Six applications received for the Park Council open positions.
10. DNR
  - 10.1. Dam inspection / registration permit renewal
11. Old business
  - 11.1. Bylaws & Covenants
    - 11.1.1. Updates from attorney regarding the legal review of the proposed ballot changes to Bylaws for an assessment increase and definitions changes.
  - 11.2. Lot Owner Callabyte Registrants – no new update
  - 11.3. Review Actions without Meetings 6/9/2019 – 7/13/2019
    - 11.3.1. 7/20/2019 – Approved purchase of a new vacuum cleaner
    - 11.3.2. 7/21/2019 – Approved Minutes and Executive Minutes from June 2019 BOD Meeting
    - 11.3.3. 7/23/2019 – Approved use of a new local attorney, Tom Riley, to review proposed Covenant and Bylaws changes

- 11.3.4. 7/24/2019 – Approved the creation of a new internal affairs wloaia@gmail.com email address and the inclusion of that address on the “Contact Wildwood” page, for lot owner correspondence relative to fines
- 11.3.5. 7/29/2019 – Approved purchase of a new freezer
- 11.4. Self-Pay Honor System – No update. Hank action to receive envelope pricing.
- 11.5. Update for 2018 Tax Delinquent acquired lots
  - 11.5.1. Wildwood purchased 19 lots
  - 11.5.2. 10 lots have had a 30 year title search completed. WLOA takes ownership of these 10 lots on September 3, 2019.
- 11.6. 2019 Tax Delinquent Wildwood lots auction plan
  - 11.6.1. 45 WLOA lots to be auctioned by Callaway County on the courthouse steps on August 26, 2019 for delinquent taxes
- 12. New business/Updates
  - 12.1. Security
    - 12.1.1. Follow-up - July Coast to Coast issue
    - 12.1.2. Coast to Coast Passes
    - 12.1.3. Potential new rules for Coast to Coast guest – max number of vehicles, ...
      - 12.1.3.1. Chris made motion: Coast to Coast be limited to 2 cars per lot rented. Robyn 2nd. Passed unanimously. Resolution 20190810-03.
      - 12.1.3.2. Need Park Council involvement to get other ideas for changes to Coast to Coast rentals.
        - 12.1.3.2.1. Limit to 4 people per lot?
        - 12.1.3.2.2. Wristbands?
    - 12.1.4. Fine for littering on common ground – discussed BOD members issuing tickets.
      - 12.1.4.1. Fine for littering is already in the 2019 rules and regulation fine sheet. \$25. No new action required.
  - 12.2. Other
    - 12.2.1. Potential of selling lots to adjoining lot owners at a discount rate between certain dates, with 80% to be earmarked for infrastructure and 20% to administrative costs
      - 12.2.1.1. See resolution in minutes under finance.
    - 12.2.2. Cleaning up the backside of the dam
    - 12.2.3. Equipment lean-to follow-up
    - 12.2.4. Policy/procedure for filing a lien - what requires BOD approval and what does not (re: \$27 fee to file a lien). No BOD approval required
    - 12.2.5. Frog gigging. Follow Mo fishing laws. No firearms or bow.
    - 12.2.6. Deer hunt disclaimer approved
      - 12.2.6.1. Tami to notify Mike Tanner the disclaimer is approved.
    - 12.2.7. Club House – Rent pavilion & bathroom? Lot owners do not have ability to rent pavilion – it is common ground.
    - 12.2.8. Discuss with Lonnie to put timer on lights & fans in pavilion.
    - 12.2.9. Inform Lonnie all work orders must have 50% of estimate must be paid up front.
  - 12.3. Tami made motion to adjourn. Chris 2<sup>nd</sup>. Unanimously approved
  - 12.4. Meeting adjourned at 12:30 pm



Respectfully submitted Board of Director  
Randy Hudson, President