

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

November 2, 2019

Came to Order at 7:58 am

- Present: Randy Hudson (phone), Trudi Elliott, Chris Oliver, Tami Kiso, Robyn Overly, Chris Bayless, Trei Irwin
- Absent: None

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- Ice Machine rental
 - Average \$12,500 in ice sales each year, cost is \$10,500. Profit = 24%
 - Trudi to look into the cost of renting the ice machines when she goes into Fulton
 - Could provide after-hours sales
- Gate Card System
 - Robyn reached out to Overhead Door and Mid Missouri Telcomm for estimates
 - Overhead rep indicated that our system is very old. Can cost up to \$10,000
 - Chris Bayless made a motion to apply a \$20.00 refundable deposit will be applied for gate cards for Coast to Coast Rentals. Trei seconded, unanimous approval. **Resolution 20191102-002**
- Transferred \$1,161 into CIMR. YTD \$22,251 deposited from Special Assessment. Balance is \$84,379
- Robyn has the Health Dept. application for the operation of the store. Will sign and submit
- CPA leaving 11/15. Been assigned a new CPA. Robyn to speak with them next week and meet
- Auto insurance to be re-bid with other companies. Driven a lot by the high insurance price of the pump truck
- Undergoing a Workers Compensation Audit. No issues anticipated
- Need an Insurance Binder for anyone who received a 1099 from WLOA. Randy to speak with Curt Warfield

- Discussed interest charged to people in collections
 - Have not been charging interest once items went to collections
 - Will be charging interest going forward for items in collections

Lonnie Update

- Pump Truck
 - Is currently insured
 - Need to be Licensed. Lonnie to take care of
- Updated on Spillway – Need to finish cutting some saplings to prepare for the DNR inspection
- USDA EQUIP Program – Site visit was rescheduled for Wednesday 11/6
- New tires for the service truck have been purchased from Plaza Tire and installed
- Pool Evaluation
 - Vaughan Pool evaluated
 - Upper pool skimmer tank is leaking
 - Pressure testing little pool will be \$1,075 to find the leak
 - Pressure test main pool and surge tank repairs - \$6,590
 - Sandblast and pool surface repairs \$12,112
 - Epoxy paint is \$23,000
 - Liner and installation would \$69,750
 - Chlorinator - \$469
 - Brand new pool would cost around \$225,000 - \$250,000
 - Trei to call the owner to get clarification on his proposal
 - Lonnie to get a second bid
- Well tanks need to be cleaned out every 5 years. We're overdue. Need to get on that in March. Needs to be inspected. Lonnie to get two bids
- Our holding tank supplier will no longer be making the tanks we have been using. Replacement tanks will be going up in price. Lonnie will rebid installations from \$1,600 to \$2,200. Lot owners will be told at bid time that \$2,200 is the starting point going forward, but may be more depending on conditions
- Discussed groundhogs at dam. Lonnie working on catching

Rules on extinguishing campfires

- As long as the lot owner is in the park, a fire does not need to be extinguished. But if they leave the park, a fine will be administered

Executive Session

Park Council/BOD meeting – started at 10:08 am

- Finance

- Looking at potential to get a self service ice machine. Sell approximately \$12,500 in ice each year. BOD to do more research
- Waiting for 2 companies to provide bids on the gate card system. It's very antiquated, can't get it working. May cost upwards of \$10,000
- Transferred \$1,161 into CIMR. YTD \$22,251 deposited from Special Assessment. Balance is \$84,379
- Wildwood to have all of our auto insurance rebid
- Campground host
 - PC provided a draft Position Description. BOD to review, propose changes as desires, or approve. PC Champion for the Campground host is Cristy Herron and Cheri Payne
- Replacing Comfort Station
 - PC has provided internet links to some , but nothing beyond that as of yet. PC Lead for this effort will be determined. They will discuss in the December PC Meeting and BOD will do the same to get leads from PC and BOD
- Wildwood Equipment Pavilion
 - Have received 2 bids but have not done anything with this bid yet
- Pool Update
 - Looking at bids for the pool. Received 1 bid so far, will be getting at least 1 more bid. There are multiple options going forward
 - First priority is to get the kiddy pool open next year
- B&C Update
 - B&C to table Section 2 for now and will go back to Section 8
 - Patty Clough will be the new second PC rep on B&C starting in December, replacing Larry Sims
- Extra Charge for Renting the Kitchen
 - PC voted and does not recommend that we apply an extra charge for renting the kitchen. Decision is with the BOD
- Question and Answers
 - A lot owner asked if the new gate system would address the speaker system – gate to office and gate to guard shack. Does not work from gate to guard shack currently
 - A lot owner asked if the pool bid would include the pool house. BOD indicated that is a separate issue that will be looked at along with the comfort stations
 - A lot owner asked if we are going to get a bid for the fireplace here in the clubhouse. BOD indicated that there should be a statement in the rental contract to not use the fireplace, but PC indicated those updates did not make it. Tami to update the contract. The PC has other desired updates and will forward to the BOD

- A lot owner asked about deposits for the clubhouse. There is a required \$100 deposit that will not be returned if the cleanup is not accomplished in accordance with the checklist. The deposit applies to every rental and will not be returned until an inspection is complete

Combined PC/BOD Meeting adjourned at 10:27 am

BOD Meeting Resumed at 10:41am

Old Business

- Big Dam Update
 - Has been brush-hogged
 - One live trap on the dam for groundhogs, Robyn to bring in another one.
 - Need to solve the groundhog problem because they can compromise the dam
 - May need to hire a trapper. Chris Bayless spoke to Mike Tanner. Mike to reach out to a lot owner who is a trapper and is willing to do it at no expense in the spring
- Weekend Managed Deer Hunt
 - Tami made a motion to allow weekend deer hunts in December and January, Chris Bayless seconded. Unanimous approval – **Resolution 20191102-001**. Tami to notify Mike Tanner
- B&C Updates
 - B&C Committee to look at Section 8 again in the 11/3 meeting, once the results of the election have been determined
 - Randy to propose to Fred Jones that he serve another year as B&C At-large representative

Reviewed Actions without Meetings

- 10/24/2019 – Approved Minutes and Executive Minutes from October 2019 BOD meeting

New Business

- DNR
 - State Operating Permit to Discharge – no updates
- Store
 - Health Dept. Requirements
 - Randy is the BOD contact with the Health Dept.
 - Need the bathroom doors to auto close. Trei to work with Lonnie to complete this.
 - Employees cannot prepare food for customers

- Need to separate employee refrigerated food from store refrigerated food. Potential to get a new refrigerator in the spring
- Will inspect in January, as a grocery store, because no food is served
- Office will monitor and log all cooler and freezer temperatures

Other

- Discussed closing Deer Park Comfort Station for the winter. BOD decided to keep it open. Trei will advise Lonnie to leave it open
- Discussed criteria for placing a lien. Tami will research with courthouse to determine which lots with past due amounts have liens
- Foreclosures - We will focus initially on those lots that have holding tanks. We will need to validate there are not other liens that would not allow clear title. Ongoing effort to determine appropriate lots
- Discussed a potential for an Arrears Reduction scale. Determined that's not real feasible
- Discussed Park Council Building Codes – Trei made a motion to approve, Chris Bayless seconded, unanimous approval. **Resolution 20191102-003**
- Lost Canyon Lakes Conservation Club (LCLCC) Inquiries:
 - LCLCC does not have to pay Clubhouse rental fee for their Christmas party, but will have to pay the \$100 deposit
 - LCLCC wants to take the wooden sign that was displayed outside the clubhouse and mount it above the LCLCC embroidery inside the clubhouse. BOD agreed
- BOD Discussed the Campground host program. BOD members agreed to review the position description provided by the PC and will discuss in December
- Pavilion for Wildwood equipment. Randy made a motion to hire Amish people for \$18,000 to build a pavilion to protect the Wildwood owned equipment and that the funds be provided by CIMR. Robyn seconded. Approved with 4 approvals and 3 declines. **Resolution 20191102-004**. Robyn to take the request to CIMR

Tami made motion to adjourn at 11:59 am, Chris Bayless seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary