

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
October 9, 2021

8:00 am - Call meeting to order

Attending: Randy Hudson, Trudi Elliott, Robyn Overly, Danny Payne

Open with Prayer and Pledge of Allegiance

Finance

Financial updates: Acuity Insurance yearly premium \$18,433.00. Payroll has increased due to extra security and payroll which means workman's company rates went up. 5% paid assessments go into the CMIR fund \$27,515.21 has been deposited this year so far. Last quarter to this quarter comparison everything is within projected estimates.

Currently gross profit as of now is \$283k. Lot sales this year \$164k but are slowing.

Auto/ATV permit fees for 2022: January 1, 2022, guest ATV passes will go to \$25.

Lot owner's fees will remain the same for 2022. Randy made the motion to increase the guest passes and Kim 2nd motion all in favor.

9:00 am –

Maintenance Supervisor Update:

Discussed specific lot maintenance, holding tanks, hydrants etc.

Pool: will drain the pool of water next week then will work on getting pool cover on.

9:30 am –

Store Staff Update: Need to hire a full-time employee. Off season store hours will be closed Monday and Tuesday, closing at noon on Sunday. Off season= Labor Day to Memorial Day.

10:00 am - BOD/Park Council (**cancelled- Lot Owners Annual Meeting**)

- Finance
- Bylaws & Covenants update
- DNR
 - i. DNR report
- Wildwood Club updates
- Questions and Answers

- PC Captain project to post lot numbers on lots?
- OnSolve – Ken to present at lot owners meeting

Internal Affairs Update

Executive Session

Old business

- **Bylaws & Covenants** update at lot owners meeting
- **Survey 400:** Randy will get estimates for this and for lot survey.
- **OnSolve**, upfront cost: Ken Johnston will discuss in the lot owner meeting.
- **Turkey Park comfort station:** We have bid. We will ask the contractor to give us more specific contract information. Trei will get more specific numbers for cost.
- **Equip:** Will pay a contractor to come in to cut, spray chemical and replant (native prairie grass). This is for the front entrance 14.5 acres.

New business

- New store employees
- **Dumpster prohibited items list:** sign needs to be created and placed at dumpsters with items that cannot be thrown in dumpsters. Modify the list of items to be clear and concise. \$100 fine for dumping items not approved.
- **Updated lot list:** List will be updated to ensure all Wildwood lots are listed on the list. Will discuss at next meeting
- Are we set up with **One Call** for utility service notices: Per Trei we are setup to notifications when lot owners make one call orders.
- Receive credit from **Callaway Electric** for water line damage? Callaway Electric will send a check this week.
- Receive credit from **Waste Management** for missed week of service? Waste Management will credit WLOA 1 week of service.
- **Ice Machine:** BOD will ask Sandy Carter to check with Everest to see if ice machine can give quarters in change instead of dollar coins. Credit card connection hasn't been consistent. Will check the internet connections to see how it can be improved.

11:12 am meeting adjourned – will reconvene after BOD/Lot owners meeting at 1:00pm (Trei made the motion to adjourn and Trudi 2nd)

Reconvened Board meeting 3:18pm

Nominations for Liaison positions were given and voted on

- Secretary, Trudi nominated Chris Oliver. Robyn second. passed
- President, Trudi nominated Randy. Robyn 2nd. passed

- Vice President, Randy nominate Trei, Bill 2nd. passed
- Treasurer: Randy nominated Robyn, Trudi 2nd. passed
- Sgt. Arms: Trei nominated Trudi. Bill 2nd. passed
- Office Liaison: Robyn nominated Bill. Randy 2nd. passed
- Social Liaison: Robyn nominated Trudi. Trei 2nd. passed
- Security Liaison: Trei nominated Danny. Robyn 2nd. passed
- IA liaison: Robyn nominated Bill. Trei 2nd. passed
- Natural Resources: Robyn nominated Danny. Trudi 2nd. passed
- CIMR: Robyn nominated Bill & Randy. Trei 2nd. passed
- Maintenance: Robyn nominated Trei. Trei 2nd. passed

Effective January 1, 2022 list prices of Wildwood owned lots will increase 10%.

Randy made motion to adjourn. Trei 2nd. 3:57 p.m.