

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

September 14, 2019

Came to Order at 7:58 am

- Present: Randy Hudson, Trudi Elliott, Chris Oliver, Tami Kiso, Robyn Overly, Chris Bayless, Hank Short
- Absent: None

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance

- \$525.94 paid into CIMR in August. Going forward, transfers into CIMR will be quarterly
- 84% lot owners paid special assessment
- Discussed payments paid to WLOA immediately when they request service. Cindy can invoice real time, take payment immediately, and mark as paid at time of payment
- Robyn provided August balance sheet, profit & loss statement and accounts receivable report
- BOD agreed to closing store on Tuesdays and Wednesdays beginning November 4, 2019

Lonnie Update

- Pool-house power washing, floors, painting
 - A lot of physical repairs are needed to the pool house. BOD to ask PC who is leading this effort. Discuss with them the needed repairs prior to painting... Conversation put on hold until further discussions regarding all comfort station updates, ...
 - Kiddie pool/Pool – Chris Bayless to reach out to pool company recommended by a lot owner to get a comprehensive assessment of the pool and kiddies pool
 - Pool cover tears – Lonnie to try some patches. Lonnie to keep the water level up which should prevent future tears
- Holding tanks – Has 4 more holding tanks to install
- Tami asked that the storm door in the office be replaced

- Tree at Turkey Park comfort station needs to be removed due to lightning hit. Received a bid of \$600. Tami to forward the bid to Lonnie and Lonnie will have it removed
- Lonnie indicated that Callaway Electric is replacing a lot of the electric poles. BOD agreed to use the old poles to better define the parking lot at the clubhouse. Also use poles to prevent people from driving through common ground around where dumpsters used to be by the Turkey Park intersection

DNR

- Dam inspection – Dam is ready to be cut in early October. We can then call for the inspection to allow renewal of the registration. Randy also to reach out to DNR to inquire about the Crow Dam

Maintenance

- Large dock is sinking. Appears as though water is getting into the float barrels. BOD to look at dock to determine next steps
- Crow dock has a similar issue. BOD to look at it and determine next steps

Old Business

- USDA EQUIP Program – Randy working with USDA. USDA people will do site inspection in October to determine how we qualify
- Lot Owner Callaybyte registrants – up to 66 registrants

Park Council/BOD meeting – started at 10:00 am

- Finance
 - \$354 in general fund gets transferred quarterly to CIMR
 - 84% of people have paid their special assessments
 - Ballots to increase permanent assessments will go out on 10/1/2019. Requested increase is \$115 per lot. Robyn indicated that we can't go with the uncertainties associated with ongoing special assessments
 - Store will be closed on Tuesdays and Wednesdays, effective November 1, 2019
 - Adjoining lot sales programs is going well. Have sold 4 or 5 lots already.
- DNR Update
 - No updates. Haven't really heard from DNR lately, which is a good thing
 - Dam has been cleaned up and is ready to be cut in October. Will wait till October to cut due to the potential of snakes
 - Still waiting to hear from DNR regarding a potential revised Abatement Order of Consent (AOC). The hope is that the park can be released from responsibility associated with individual lot owners
- B&C Update

- Will start looking at section 2 with the meeting tomorrow and potentially section 3
- Will send the remainder of Section 8 out for a vote after the permanent assessment increase vote
- Tami recommended potentially including some of these small sections (2, potentially) with the ballot for section 8
- There was a section in the covenants that needed to be changed for the October 1 permanent assessment increase to ensure consistency with the rest of the October 1 items
- Managed Hunt
 - 17 people have completed all of the paperwork, 13 have not completed all paperwork. Concern was raised about people hunting without having completed the paperwork. Randy indicated they should get a \$1500 fine for hunting in the park without being authorized
- Question and Answers
 - Has the BOD considered the request to paint the pool-house, power wash it?
 - Randy indicated that the BOD is putting this on hold so that it can be prioritized with the needed updates for all comfort stations as a part of the 5-year plan
 - Randy asked everyone to research options for replacing the comfort stations
 - Kitchen Inspection
 - Should we charge more, or charge an additional deposit, for use of the kitchen going forward since we have to clean it up and keep it in shape for inspection?
 - Park Council to determine if we should have a separate price to include use of the kitchen
 - Health Dept. indicated we need to have pest control treatment for the kitchen on a recurring basis. Lonnie to get estimates/suggestions
 - Health Dept will be monitoring during the Harvest Fest. Will be validating temps of products as well as refrigeration

Combined PC/BOD Meeting adjourned at 10:28 am

Old business (continued)

- Lots purchased at auction- 32 remaining to be bought
 - Wildwood got 16 lots. Was selective in what we acquired
 - Lot owners got 5 lots

- Lot owners have been redeeming some of the lots. Of the 16, 3 have been redeemed so far
- Reviewed Actions without Meetings:
 - 8/14/2019 – Approved acquiring a Farm Number, for the purpose of being considered for the USDA EQUIP program
 - 8/15/2019 – Approved the following three items to qualify a lot owner to vote in the BOD / PC election as well as to vote in the upcoming assessment increase ballot:
 - Must have paid all regular assessments by March 31, 2019
 - Must have paid all special assessments by March 31, 2019
 - Are not 30 days past due on any bill as of August 31, 2019
 - 8/21/2019 – Approved Minutes and Executive Minutes from August 2019 BOD Meeting
 - 8/21/2019 – Approved revised wording to the Adjacent Lot Purchase program qualifications
 - 9/10/2019 – Approved lawyer advised changes to the 2020 Assessment ballot
 - 9/12/2019 – Approved changes to 2020 Assessment Ballot to include changes to Covenant 4.1.2 b

New Business

- Discussed Corporation status – C corp or Nonprofit. BOD decided to leave it as is
- Conservation Club – The old club is being dissolved and a new club is starting up – Wildwood Community Conservation Club
 - Kitchen items have been donated to the new club and other items will be donated to the new club as well
 - Wildwood insurance will continue to cover the new club as long as the activities are conducted on Wildwood property
- Potential Coast to Coast discount for First Responders – BOD agreed on a 25% discount for just camping costs. First Responders include Fire, EMS, and Law Enforcement personnel. Must show a badge or an appropriate ID. Randy made a motion to extend a 25% discount to first responders as indicated above. Robyn seconded, unanimous – **Resolution 20190914-001**
- Zebra Mussels – Boat owners need to be responsible for checking their boats to ensure that no zebra mussels are on the boats before bringing into our lakes

Randy made motion to adjourn at 10:51 am, Chris Bayless seconded. Unanimous approval.

A handwritten signature in black ink, appearing to read "C. Oliver". The signature is fluid and cursive, with the first letter being a large capital 'C'.

Respectfully submitted Board of Director
Chris Oliver, Secretary