

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

September 11, 2021

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, , Danny Payne, , Chris Oliver
- Absent: Kim Behlmann, Trei Irwin

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance:

- Pool concession sales for August - \$686
- Robyn discussed automating ballot process. Potentially using a folding device, pre-numbered envelopes. Robyn to pursue further
- Robyn indicated that the insurance agent needs to verify our vehicles. Will work with Lonnie
- Need to order more vehicle tags due to increased lot purchases
- Going forward, Laurie Bernskoetter from Doerhoff CPA shall be authorized to make payment transfers from our accounts as needed

Maintenance Update:

- Lonnie validated all Wildwood owned vehicles for insurance purposes
- Lonnie has looked into snow plows based on prior approval. Trei found a 8 foot snow plow for approximately \$6700
- Lonnie indicated the need for a new mower. Researching options and will come back to BOD with a recommendation. Estimating \$14,000 - \$15,000
- Discussed filling of propane. Paying for staff on Saturdays to fill propane tanks when not sure if people will come for fill. Staff will be on call Saturday morning 9am – 11am going forward instead of actually being on the clock waiting
- Ice machine fully functional and working perfectly with new water pump
- Discussed bringing a roll-back dumpster in for a fall clean up. BOD agreed to bring in a roll-back for the month of October. Chris to post on Facebook
- Randy forwarded a follow up email to Waste Management for a one-week credit due to being skipped a week
- Discussed lot number plaques on lots. To discuss with Park Council
- Discuss with Park Council – Needs to enforce building permits for Holding Tanks

## Store Update

- Store will be closed on 9/27 and 9/28. Extra staffing at Security for those days
- Robyn to inform office staff to advise BOD of all new lot owners

## Old Business

- DNR – No updates. Had a small oil spill in the big lake. DNR pro-actively notified and a case was filed. We were instructed to soak it up with straw which was done.
- B&C Update – Attorney replied re: proposed covenant and bylaw changes. C&B Committee to review
- Turkey Park Comfort Station – No additional bids received. To be discussed next month
- EQUIP contract – anticipate a need to purchase seed up front. Randy to dig back into requirements to get the effort moving forward

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

- Finance
  - Pool concession sales \$686.25 for August and roughly \$1700 for the year to date
  - Discussed potential to automate or contract the ballot process. BOD to pursue further
  - Ice machine is fully functional now. Takes credit cards and water flow improved with the addition of a water pump. People reminded that it's actually cheaper to buy ice from the machine and the park makes more money
- Bylaws & Covenants update
  - Cristy indicated that the BOD has forwarded the recommended changes to an attorney and attorney feedback was received. The C&B Committee will review the attorney's suggestions in the meeting tomorrow. Hoping to get a ballot out before year end
- Wildwood Club updates
  - Conservation Club
    - Concessions and breakfast over the Labor Day holiday weekend was great. Made just over \$600.
    - Turkey Shoot October 2<sup>nd</sup>
    - Pampered Chef sales to make money for the park
    - Fishing tournament had 12 kids participate
    - Feeder fish should be coming in October
    - December 4<sup>th</sup> will have pancakes for the kids
    - Will shut down between 12/4 and March
- OnSolve program – A Lot owner briefed the PC/BOD. Pursuing additional options that may allow additional users to be added throughout the year
- Tax Lot Sale – Wildwood bought 10 of the 26 lots up for bid in this year's auction
- DNR update – all is good
- Health Dept. – Had a phone call about concerns, no issues

- Deer Hunt – Approximately 25 Lot Owners are signed up. Will follow standard Mo. Conservation rules. Must get a doe before a buck
- Questions and Answers
  - A Lot owner asked if we've had any suggestions for how to improve the concessions. BOD indicated that some suggestions have been received, generally for different merchandise ideas, and staff has responded when possible
  - PC asked about decal and sticker availability through remainder of 2021. BOD clarified. Only ran out of vehicle stickers. An additional 99 were purchased but they also ran out over Labor Day weekend. More vehicle decals are on order. There are adequate ATV tag stickers and plates. More vehicle stickers will be ordered for 2022
  - Several lot owners indicated confusion with the office and issuance of ATV plates, indicating that the office may be telling people to use just one plate per ATV
  - PC asked for hoses for Security vehicles so that they can put out fires if needed. Security indicated that two or three 100-foot hoses would be needed
  - A Lot owners asked about the possibility for having a gas pump added at Wildwood. BOD indicated that we would like to, but with EPA involved it may be a large effort to push through

Combined PC/BOD Meeting adjourned at 10:54 am

BOD Meeting Resumed at 11:06 am

#### Internal Affairs

- Bill provided a list of credits for tickets that Park Council agreed to waive. Robyn to forward to the accountants
- Bill provided a list of tickets issued in September and an accounting year to date
- Danny and Trudi to be the BOD ballot counters for annual election. Ballots will be counted at 8:30 am on 10/2

#### New Business

- Monthly DMT Report for pool. Discussed eliminating the G76 pool permit. BOD will discuss in October
- Randy working to validate the exhaustive list of Wildwood owned lots
- Obtaining access to digitized WLOA map. Randy to pursue options but believes this may be able to be accomplished for approximately \$3,000. Will be discussed more after more research
- Discussed surveying the 400 acres
- Discussed the need to firm up vendor qualifications and solidify enforcement
- Callaway Electric owes Wildwood \$1,060 for hitting waterlines twice. Randy to reach out to Callaway Electric
- Randy discussed adding the Price List on website home page – Chris Oliver to reach out to Cristy Herron

- BOD approved purchase of 200 can koozies for \$275

Randy Hudson made motion to adjourn at 11:47, Chris Oliver seconded. Unanimous approval.

A handwritten signature in black ink, appearing to read "Chris Oliver". The signature is written in a cursive style with a large initial "C" and "O".

Respectfully submitted Board of Director  
Chris Oliver, Substitute Secretary