

Special Meeting for Ballot Review

February 12, 2022

In lieu of minutes – see link to meeting:

<https://www.facebook.com/107280299295231/videos/4760101047442403>

You can watch the full meeting via link above to hear the questions asked from those in attendance at the clubhouse and corresponding answers.

There were questions asked in the comments section of the live meeting, some of which did not get addressed during the meeting. Below are the answers to those questions.

Questions in the comments section of the FB live feed:

General:

Composting question - where does the gray water go?

We're not considering composting at this point. That would have to be discussed with DNR, attorneys, etc. Currently composting is not an option / qualifier for permanent residency.

I wonder why we didn't have some kind of pre-vote before they went and wasted money on lawyers and sending out ballots to see how many people were actually on board with this idea that came from just a handful of people who might not have the best interest of everybody else in the park in their mind.

There are guidelines in the Bylaws about how a ballot is to be sent out. Covenants & Bylaws Committee meets monthly to work on these changes (it is an open meeting and Lot Owners are welcome and encouraged to attend). Proposals are then sent to the Board for approval. Upon approval by the C/B Committee and the Board, the Bylaws require the proposed changes to go through the attorney to determine legality of the proposed changes. In order to send out a "pre-vote" we would still have to go through the same processes set forth in our bylaws, thus costing us twice the amount of money.

All proposed changes are reported to attendees in the joint PC/BOD meeting every month, and subsequently posted in the minutes of those meetings. The minutes are posted online monthly and are on our website for anyone to review at any time.

www.wildwoodassociation.com/minutes

Blue ballots are invalid?

Correct. The valid ballots will be numbered in red. The invalid ballots are numbered in black or blue.

Could we just have our septic tanks pumped by an outside source if we wanted a holding tank and do not currently have one?

Currently any licensed waste hauler may pump a holding tank within the park. Any outside licensed waste hauler is not permitted to dump the contents anywhere within Wildwood Lot Owners Association including but not limited to the Wildwood Lot Owners Association lagoon & the dump stations.

Under the Abatement Order of Consent with the Department of Natural Resources tanks can only be replaced. A tank can not be installed on a lot that currently does not have a holding tank.

What about people living her now that are not permanent residents?

This is not a ballot item. Lot Owners are free to file a complaint form.

Ballot Item #1 – Liens and Collections:

On filing a lien. How long are you giving them before you begin the debt collection.

90 days past due.

Note on full time residency - per AOC agreement with DNR as it relates to full-time residency:

In the Response to MDNR on the Preliminary Engineering Report of 2016 comments document it states, as a clarification of the Permanent Residency agreement:

"Paragraph 2 of its February 3, 2017, response to MDNR's comments on the PER, Miller Companies (WLOA's engineering company) stated that, "Our engineering recommendation is to discontinue full-time residents and grandfather existing full-time until it changes hands and then reverts to recreational use." Paragraphs 5, 6 and 8 of the February 3 letter reiterated the engineering recommendation."

It is because of this that we are proposing ballot item #2.

Ballot Item # 2 – Full Time Residency questions:

Has the cost up getting in compliance for the sewer been researched? Instead of changing the rules for residency? Sorry if that's been answered already. (note: this is a direct copy/paste from the comments section in the Facebook Live event thread. My understanding of the question is if we have looked into the cost of having a sewer system installed so this I'm answering based on that understanding of an oddly written sentence.)

Yes. When the engineering firm came in to assess everything to help get us back in compliance with DNR this was looked at as a possible solution. In 2016 we were given figures ranging from \$7,000,000 to \$12,000,000.

I Wasn't aware when I bought at the beginning of this year that I couldn't have the ability to have permanent residence. Nothing was said when I filled out paperwork there. Knew Nothing about it until the ballot. This needs to read after March of 2022

We have changed the date to be grandfathered in. The new ballot going out will have a new date of June 1st on it.

So essentially after 2 generations there will be no more permanent residency

Theoretically, yes. **DNR does not want any full-time residencies in the park.** (See the note above.) Stopping it for the future but allowing existing lot owners the opportunity to be full-time is our compromise with DNR.

What if your lot was passed by down by parents to kids that have been in the park since lost canyon lake days? Are we grandfathered/included to be residents?

If you were on the Deed prior to the cutoff date then you are grandfathered in.

It was kind of hard to hear, but will the age still be the same? Or with that not matter?

Age will still be the same. Grandfathering existing lot owners is the only change to this section.

Does not have a holding tank. If I buy a different lot in the future am I still eligible at the future lot?

Any new lots purchased would be deeded after the cut-off date, so that lot would be ineligible for full time residency.

Will we still have the same 10 yrs to live here?

Yes.

How many board/pc members are permanent residents or have it as an option

All Board and Park Council members have the option to become full time residents **if they meet the requirements** in the Covenants: Lot Owner for 10 years, are at least 55 years of age, have a holding tank, water, and electricity on their lot, and have been a member in good standing for a minimum of 12 months prior to them applying for FT. **The rules are NOT different for BOD and PC members than they are for any other Lot Owner.**

Ballot Item # 3 – Park Council

If there is rewording of the phrases it's not just moving??

When an item in the Bylaws and the Covenants are the same except for one word, the change had to show the one word. This will change phraseology, but not content.

Ballot Item #4 – Article 7

Will 7.0 change the voting to one vote no matter the number of lots?

No. Still one vote per lot owned.