

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

January 14, 2023

Came to Order at 8:00 am

- Present: Trei Irwin, Randy Hudson, Robyn Overly, Bill Tisher, Danny Payne, Chris Oliver, Richie Haefner
- Absent: None

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- BOD will research the use of Venmo for electronic payments
- Social Committee requesting \$4,000 be allocated for the standard Social budget, plus an additional \$2500 for the park's 50<sup>th</sup> anniversary. BOD approved total \$6500 Social Committee budget for 2023
- Discussed 50<sup>th</sup> anniversary celebration
- Robyn to draft preliminary budget for BOD review in February. BOD to settle the budget in the March meeting
- No issues seen with 2023 assessments

Security Update

- Discussed adding additional cameras for the maintenance area. Trei to reach out to a camera vendor
- Discussed lighting requirements for dirt bikes. Danny to speak with security personnel to indicate that non-factory installed lights are acceptable, as long as they're made for the purpose. But cannot be flashlights or other lights not designed to be installed on dirt bikes
- BOD to ask PC to address rules for light bars on UTVs
- Discussed a new Guard shack. BOD agreed we need to understand the costs for repairing the lagoon first

Maintenance Update

- Discussed the lagoon. Working on determining costs associated with repairing the lagoon.
- Clubhouse restroom upgrades start next week

- Turkey Park comfort stations continue to experience heat issues in the restrooms. Still experiencing temperatures in the 50's as the outside temperatures drop. Trei to work with the contractor for resolution
- Discussed the need for road rock build up before we apply road dust chemicals. Anticipate approximately \$10,000 to rock from guard shack to the 4 corners
- The Dust Control truck is being worked on now. Anticipate it being ready around April 1. Want to start applying dust control around May 1
- Discussed the lagoon and concern that if it's not started soon, we may run out of time to give sludge to farmers, which will result in more costs to dispose of the sludge. Anticipate starting the repairs in September. Randy will work with the engineer, and Trei to update DMR on status. DNR must approve the solution prior to starting
- Callaway Electric coming to remove the existing light pole at the Turkey Park Comfort Station and replace with a new one to accommodate the new pavilion
- Danny asked to reposition the 10-minute parking signs at front of the store to make them more visible

#### Store Update

- The new Point of Sale system is in house. Bill continuing to configure it. Expect it operational next month
- Bill to send a flyer to the school again for pool employees

#### Executive Session

##### Old business

- DNR – no updates
- Chris Oliver provided and update on C&B. No updates, just acclimating new members

##### New business

- None

##### Reviewed Actions Without Meetings since prior meeting

- None

Chris made a motion to adjourn the BOD meeting at 9:45 am, Trei seconded, unanimous approval.

##### Joint BOD /PC Meeting started at 10:00

- Finance

- BOD approved \$4,00 for Social committee budget for 2023, plus an additional \$2,500 for the 50<sup>th</sup> anniversary celebration
  - BOD informed PC that Halloween activity cannot be in the campground in 2023 because of the outage. All agreed to use the ball diamond
  - BOD asked if 50<sup>th</sup> anniversary might be better on the Labor Day weekend but left it to PC to decide
  - Discussed on-line bill payment. BOD advised that we are looking into creating a Wildwood Venmo account to accept electronic payments
  - Trei indicated that we anticipate breaking ground on the Turkey Park pavilion next month
- Bylaws and Covenants Update
    - Chris Oliver provided an update
  - Wildwood Club Updates
    - No updates. Conservation club on winter recess
    - Conservation Club requested \$1,000 in budget for their use this year
  - Questions & Answers
    - A lot owner asked if the remaining 2022 social committee funds can be allocated to playground equipment fund. BOD to consider in February meeting
    - A lot owner asked about the large amounts in fines for 2022. BOD indicated its due to large fines for not having monitors on holding tanks
    - A lot owner asked about the process for updating the fine schedule. BOD indicated that the PC is responsible for that
    - Discussed the use of light bars on side by sides on the main roads. They should not be used when on the roads, but may be used in the 400. BOD asked P&C to address it in the rules and regulations
    - BOD advised the PC of the clarification noted above for after-market lights on dirt bikes, golf carts, ...
    - PC discussed the changes to rules and regulations fine schedule increase for taking wood out of the park. PC approved a change in fine from \$50.00 to \$250.00. PC to review entire fine schedule in February and provide the BOD an update
    - A lot owner asked about approving rugs coming into the clubhouse. The lot owner to reach out to maintenance
    - PC asked about requiring inspections on electrical and water lines being run by lot owners. BOD asked PC to provide the BOD with rules that can be incorporated
    - PC asked about additional cameras at the maintenance area. BOD advised that it is in progress
    - A lot owner asked about cigarette buckets outside the clubhouse. They were removed and now cigarette butts are collecting on the ground. Maintenance

indicated they are putting them out and they keep getting removed. Will be brought up to maintenance

- Discussed the dock proposal that was submitted. BOD indicated that the proposal we received was too expensive.
  - BOD indicated that we are looking at the opportunity to by dock sections, relatively inexpensively, that could be used for the purpose. BOD expects to learn more about the option in the next month and will update the PC then
- A lot owner asked about the fence up front, BOD acknowledged its in need of repair. Will work with maintenance soon
- A lot owner questioned height requirements for the birm at the shooting range. The lot owner will work with maintenance to have additional dirt added to the birm

Joint BOD /PC meeting adjourned at 10:41 am

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Respectfully submitted Board of Director  
Chris Oliver, Secretary