

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

February 11, 2023

Came to Order at 8:00 am

- Present: Trei Irwin, Randy Hudson, Robyn Overly, Bill Tisher, Danny Payne, Richie Haefner
- Absent: Chris Oliver

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Accountants provided a financial review for 2022 and are working on preparing 2022 tax returns
- Bank balance down \$338,000, but \$345,000 paid on fixed assets
- Discussed the possibility of the park taking Venmo. Robyn indicated there is a charge for business to use the Venmo service
- Robyn reviewed process for employees to purchase things for the park to ensure purchases are put on the right business account. Liaisons should ensure the employees in their areas are aware
- Reviewed and discussed a first draft 2023 budget. BOD members to review and provide Robyn with any additional comments or feedback

Security Update

- Jim and Sandy Carter working on an Emergency Response Plan for the Park
- Discussed the potential to have First Responders (Sherriff's Dept., Fire Dept.) put on a safety show kind of thing
- Discussed the vandalism at the women's room by the maintenance area – kicking the door in. Responsible individual was a guest of a lot owner. Lot owner has been billed
- Trei is working with Mid Mo Telecom for enhanced cameras by the maintenance area
- Discussed a new guard shack. Danny recommended we leave the existing building up and use as a storage area, and that we purchase a new 10x16 building that can be used. Would like a porch on front for rain cover. Danny will look for options. Robyn advised we would need at least 2 bids

Store Update

- Bill is still working on configuring the Point-of-Sale system

- BOD discussed a potential distributor that could provide the merchandise we offer in the store, except for beer. Would require \$1500 per month to get free delivery
 - Discussed the need to stay with Coke and Pepsi for today since the coolers belong to them. May potentially buy our own coolers and still save money. Bill to research
 - BOD agreed to move forward. Bill will work with the vendor and get the necessary documentation going

Maintenance Update

- Reviewed status of the Clubhouse Bathroom upgrades. Expected to be complete by end of March
- Lagoon – Randy is working the issue and expects an update before next BOD meeting
- Trei updated the Board on the status of the Pump Truck
- Discussed the pavilion. Builder indicated he's waiting on his concrete person.
 - Trei indicated he can put the poles into the ground and come back with concrete later. But needed to get the job going.
- Discussed an add-on to the maintenance building – approximately \$40,000. BOD agreed not needed now
- Discussed having maintenance do preventive maintenance on our own facilities and equipment in down time
- Gate access – BOD agreed Danny should have the Gate Management software installed on his phone

Executive Session

Old business

- DNR
 - No updates
- Wildwood Employee Dinner will be April 1st at 5:00 pm

Bylaws & Covenants update

- Richie advised no updates

New business

- BOD agreed to move April BOD Meeting to 4/1 because of Easter weekend falling on the regularly scheduled weekend
- Discussed PC Chair having access to Teams – Chris added wildwoodpcchair@wildwoodassociation.com

Reviewed Actions Without Meetings since prior meeting

- None

Bill made motion to adjourn at 1:30 pm, Trei seconded. Unanimous approval.

A handwritten signature in cursive script, appearing to read "C. Oliver", positioned below a horizontal line.

Respectfully submitted Board of Director
Chris Oliver, Secretary