

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

February 10, 2024

Came to Order at 8:00 am

- Present: Trei Irwin, Robyn Overly, Bill Tisher, Danny Payne, Larry Sims, Richie Hafner, Chris Oliver
- Absent: None

Richie opened with prayer

Pledge of Allegiance

Finance

- Discussed potential for online bill paying. BOD members all agreed the cost would not warrant the usage at this time
- Reviewed Year to Date financials
 - Coast to Coast if up \$2,250 for 2024
 - Cash down \$98,000 from this time last year
 - CIMR up \$26,900 from this time last year

Security Update

- Danny provided a Security update

Maintenance Update

- Lonnie provided an update on maintenance. No significant issues in the park

Store Update

- Bill provided
- Trei made a motion to buy 2 PCs for the office, Danny seconded. Unanimous approval. **Resolution 20240210-001**
 - PC's will be shipped to Chris's house. He'll set them up and bring into Wildwood

Executive Session

Old Business

- No DNR Updates

- Discussed the Covenants & Bylaws – Board will update the Charter to reflect that we'll employ an attorney to review and updated documents as appropriate and the C&B Committee will be the first review to provide recommendations to the Board
- Discussed Crow Lake improvement proposal for removing the sludge. Would cost \$230,760, but we could potentially get our money back by selling what's pulled out. Board agreed to table the discussion until we know about the cost to fix the lagoon

New business

- Discussed the need to have a Clubhouse liaison to manage the clubhouse. Trei nominated Chris to be the liaison, Bill seconded. Unanimous approval. **Resolution 20240210-002**

Bill made a motion to adjourn normal Board meeting at 9:25, Larry seconded. Unanimous approval.

Joint BOD/PC Council

- Finance
 - Robyn provided a Finance update
 - Reviewed Year to Date financials
 - Coast to Coast is up \$2,250 for 2024
 - Cash down \$98,000 from this time last year
 - CIMR up \$26,900 from this time last year
 - Discussed the possibility to potentially take online payments
 - Informed the group we purchased a new mower
- Bylaws & Covenants Update
 - Chris Oliver advised that the Board would update the C&B Charter to propose a new approach that enables an attorney to review and propose updates for review by the C&B Committee that will make recommendations to the Board
- Wildwood Club Updates
 - Conservation Club updates
 - Chuck advised that we need to get Health permits up to date
- Questions & Answers
 - A question was asked how someone gets a food handlers permit
 - A lot owner asked for information on lake stuff – when we shock things, when the lakes are stocked,... Conservation Club provided information about what they do and how to interface with the Conservation Dept. Chris Oliver indicated that nobody except the Board can or should be speaking to government agencies on the behalf of Wildwood
 - A lot owner commented on the fence coming into the park. She was appreciative. Rickie provided and update on a new culvert going in at the front

- A lot owner commented on the new doors in the clubhouse. Very nice and strong
- Maintenance will lubricate the padlocks
- A lot owner asked about the holding tank updates. Trei indicated we've made no progress on updates on updated to C&B for permanent residency.
- Lot owners were advised that the park has a new attorney that specializes in HOA's, and this attorney will assist in the Covenants and Bylaws updates
- A lot owner complained that the joint PC/BOD meeting started a few minutes early. BOD acknowledged
- A lot owner asked if lot owners must go through Wildwood for holding tank installation. The Board indicated it must be Wildwood or a vendor approved by Wildwood. Lot owners can do it themselves, but must be approved in advance by Wildwood and must follow the rules of the AOC
- A lot owner asked about the new insurance policy and why the need to keep a copy of the insurance card. Board indicated its to ensure the personnel are checking. Shows the Board that we can verify the insurance

Chris made a motion to Adjourn, Larry seconded. Meeting adjourned at 11:10 am



Respectfully submitted Board of Director
Chris Oliver, Secretary