

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

March 8, 2025

Came to Order at 8:15 am

- Present: Trei Irwin, Bill Tisher, Danny Payne, Richie Haefner, Bruce Studley, Scott Binggeli, Larry Sims
- Absent: No absences

Richie Haefner opened with prayer

Pledge of Allegiance

Finance:

\$360,000 in checking account, auto insurance going out for bids due at the end of March.

Maintenance Update:

Road grader up and running.

Store Update:

No updates

Security Update:

Bid for pest control Rottler bid is \$2,460 and Steves pest control \$3,200, Trei made motion to go with Rottler seconded by Bill, passed unanimously. The rec room will be closed until there is more need for use. Trei made motion and seconded by Richie, passed unanimously

Old Business: New website will be seeing test page by the end of this month and looking to go live next month.

DNR: still working with DNR for repairs on lagoon

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

Auto insurance going out for bid due at the end of March.

DNR: Still working with DNR on repairs of lagoon.

Park council voted no on special assessment council 16 no to 4 yes on vote.

Still paying mileage for security for driving own vehicles? Yes, when patrolling in park also pay Trudi to go to the bank in Fulton or if maintenance goes to town for materials in their personal vehicle.

How many employees are paid direct salary? 2 on salary rest of the employees are paid hourly.

How communicate better with lot owners? Not sure we have meetings and post information on website.

All changes to bylaws go to attorney for review.

Gate cards cost park \$6 owner pays \$20

How many street legal trucks does Wildwood have? 2 trucks. Will investigate how many vehicles can become street legal and possibly get another licensed.

Can we look at new supplier to store. Will look into if it is cost effective.

Who is the official park administrator currently? We do not have one.

Surveillance cameras why can't everyone have access to all surveillance cameras? Not feasible.

Trudi takes money to the bank and is an employee of Wildwood.

Why doesn't park look at getting an administrator? Cost would be over \$80,000 minimum.

Cost to date for fence at entrance is \$4,000.

State law requires 100% vote yes to remove discount on extra lots due to be being a benefit.

The only thing that Wildwood paid was \$5,000 deductible for the accident in park. The rest was settled by the insurance company.

Why doesn't Wildwood fix up lots owned and sell for more money? Most lot's owned by Wildwood not usable.

Why can't a lot owner put a holding tank on their lot? Because DNR will not allow due to past management and the AOC. DNR will not discuss the issue till permanent residence is removed from the bylaws

The raise in employee salary over the last three years was due to employees were barely making minimum wage. This was done before the economy went south.

Possibly put something out looking for lot owners to volunteer to get projects done in the park.

Combined PC/BOD Meeting adjourned at 12:30 pm.

Tabled New Business to April meeting

Adjourned from regular session and executive session at 2:44 PM

Respectfully submitted Board of Director

Scott Binggeli, Secretary

Scott Binggeli