

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

March 11, 2023

Came to Order at 8:00 am

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

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Anticipate approximately \$30,000 in lot sales year to date, by end of month
- Reviewed the Balance Sheet through Feb. 28

Security Update

- Danny got 2 estimates for the new guard shack
  - One for \$7526
  - Second for \$8685
  - Robyn made a motion to go with the first option - \$7526. Chris seconded. Unanimous approval **Resolution 20230311-001**
  - Will remove porch from existing building and tie the two together
- A lot owner came in without a gate card and caused damage to the gate. The lot owner will be billed for the labor/ cost and a fine

Maintenance Update

- Clubhouse bathrooms are progressing well. Anticipate completion by the weekend of 3/18
- Discussed knowing where all the water shutoffs are throughout the park. Richie recommended we mark these points in the event they're needed in the future. BOD agreed to mark them
- Ice machine – Needs a new compressor. Richie connecting with the Everest service people
- Discussed pool maintenance/warranty needs – paint, seal. Needs to start now so that it's ready for the season
  - Maintenance will remove the cover now so it's ready for Pate Construction to start
- Discussed the road dust control treatments
  - Tank truck should come in this Monday, for the road dust control
  - Should start treatments in May
  - Maintenance will prep the roads and acquire the chemicals
  - Discussed the lagoon repairs. Richie to work with the people doing the work and get a plan for resolving the issue and get that plan approved by DNR

- Discussed the need to increase the size of the water heaters at the Turkey Park comfort station to 80-gallon
- Richie will take over maintenance of the ice machine
- Discussed turning off the water heater in the old laundry room since the washers are no longer there
- Discussed \$6782 bid for cameras for the maintenance area. Trei made a motion to purchase the cameras. Robyn seconded. Unanimous approval. Robyn will send the needed deposit. **Resolution 20230311-002**

#### Store Update

- Bill advised that the new store employee doing great and has worked alone at the store already
- Hackney Distributorship decided not to do business with Wildwood. Bill met with another distributor, Core-Mark. Bill to provide documentation to Robyn to move forward with them

#### Internal Affairs

- No update

#### Executive Session

#### Old business

- DNR - No updates

#### Bylaws & Covenants update

- Richie advised no updates

#### New business

- BOD Reviewed the proposed Fine updates. BOD does not agree with increased fines for speeding. BOD agrees with all other updates. BOD rejected to ask PC to reverse speeding fine increases

#### Reviewed Actions Without Meetings since prior meeting

- None

Trei made motion to adjourn at 9:51am, Bill seconded. Unanimous approval.

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Respectfully submitted Board of Director  
Chris Oliver, Secretary