

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes  
April 8, 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

- Will deposit \$25,998.50 in CIMR as the 5% of that has been received so far in 2023 assessments paid
- Reviewed the current financials
- Will run a new AR report to indicate who has not paid assessments by the 3/31 cutoff

Security Update

- Discussed timeframe for increasing Security hours in the park. BOD indicated that we should increase security on weekends now
- Expect new guard shack building to come in this week. Need maintenance to remove the front porch of the existing one and get it read to butt the new one against the old one

Store Update

- Bill completed training on the new register. He'll be back on Tuesday and anticipate having it up and running by next Friday
- Will train office staff on equipment
- Anticipate store stock to be delivered from Coremark Distributors the week of 4/10
- Pepsi cooler is being replaced by the Pepsi distributor

Maintenance Update

- DNR lagoon – Will go with a phase 1 to fix the pipe. Will last for 3 years and if that doesn't work will go to phase 2. Potential to save up to \$175,00 if phase 1 is approved and is successful
- Bathrooms in clubhouse are complete. A little over \$10,000 in costs
- Dust control truck is progressing. Expect it to be ready by end of April. Would like to have the main route sprayed in early May
- Discussed lights for Turkey Park pavilion. Looking for unbreakable LED lights
- Reviewed pool supplies and equipment. We're good with furniture. Need picnic tables for the new Turkey Park pavilion. Will order 10 tables @\$250 each
- Discussed warranty work on pool before the pool opens. Cover will be removed beginning of April. Richie to work with Pate Construction for necessary repairs. Pate will also help open the pool (at a cost)
- Richie to ask Pate Construction to train our pool employees on performing the chemical tests and filter maintenance
- Water filters in Turkey Park comfort station have been changed

- New water heaters for comfort station coming in this week. Old water heaters will be stored
- Richie to work with maintenance to ensure propane tanks are being certified correctly
- Richie to validate that the Teal bill for ice machine will be covered by Averest

#### Internal Affairs

- Discussed a lot of common ground usage/abuse

#### Executive Session

##### Old business

- DNR
  - See executive
- Wildwood website – Trei made a motion to allow John Flynn to get a login to our site to assess it and give us a quote, Bill seconded. Unanimous approval – ***Resolution 20230401-002***

##### Bylaws & Covenants update

- Chris Oliver provided an update

##### New business

- Discussed permanently creating an overflow parking lot by the office, for temporarily parking only. Trei will get a quote on the costs of rock
- Discussed parking on common ground. BOD agreed that parking on common ground can be approved for Wildwood common/supported events

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

- None

Chris made motion to adjourn at 10:48 am, Robyn seconded. Unanimous approval.

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Respectfully submitted Board of Director  
Chris Oliver, Secretary