

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

April 13, 2024

Came to Order at 8:00 am

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

Richie opened with prayer

Pledge of Allegiance

Finance

- Reviewed the 3/31/2024 Balance Sheet and the Profit and Loss statement
 - Discussed a need to work with the new accountants to ensure that transactions are put into the correct accounting category
- Discussed bringing Melissa, from the accounting firm, out to meet the Board and see the park
- CIMR (Capital Improvement and Major Repairs) deposit of \$26,007.68 into CIMR for the first quarter - calculated at 5% of paid assessments. CIMR balance as of today is \$181,305.62
- Vehicle insurance went up 3%. Deductible is \$2,500
- Taxes have been e-filed
- Discussed the requested new TV for the clubhouse. It's been approved, 75-inch TV and mount. Board to discuss with PC at the meeting
- Discussed how tickets are invoiced. Need to add a description of the violation being fined for

Security Update

- Discussed the person that hauls in buildings being a preferred vendor. Board agreed he qualifies. Danny to let him know he can if he submits the application and has the appropriate insurance
- Discussed when to open the guard shack up on Mondays and Tuesdays again. Determined the middle of May would be right
- Discussed number of patrols on the weekend to have through the summer
- Trei made a motion to set a \$500 fine for riding through a maintenance roadblock. Larry seconded. Unanimous approval. **Resolution 20240413-001**
 - PC will be informed in the 4/13 joint Board/PC meeting

Maintenance Update

- Good Times asked about putting a lock box at the door going into the Maintenance building for people to put checks in,... BOD agreed its not a good idea for Wildwood to be in the middle of that
- Lonnie advised that rock is hard to come by. Anticipate the cost of rock going up
- DNR inspected the well house. We have a few things to do but nothing significant
 - Discussed the need to have water backup, in the event ours goes out. Discussed the potential to have a connection to public water as a backup. Lonnie will look into this further
- Lonnie advised that maintenance will be taking cover off the pool on Monday, Will clean it up, reseal it, and paint
- Lonnie to look at cost of redoing the basketball court area – asphalt, basketball hoops, volleyball/pickleball area
- Lonnie advised that work on the fence up front is being done as secondary priorities

Joint BOD/PC Council – Started at 10:15 am

- Finance
 - Reviewed the 3/31/2024 Balance Sheet and the Profit and Loss statement
 - Discussed a need to work with the new accountants to ensure that transactions are put into the correct accounting category
 - CIMR deposit of \$26,007.68 into CIMR for the Q1 5% of assessments. CIMR balance as of today is \$181,305.62
 - Vehicle insurance up 3%. Deductible is \$2,500
 - Taxes have been e-filed
 - Discussed the requested new TV for the clubhouse. It's been approved, 75-inch TV and mount. Board to discuss with PC at the meeting
 - Discussed how tickets are invoiced. Need to add a description of the violation being fined for
 - Advised that a new fine has been added for driving through a Wildwood maintenance road closure. Fine will be \$500
 - Discussed the request for a new TV in the clubhouse. Advised that the Board has approved purchased of a 75 inch TV and mounting bracket.
 - Will be mounted via corner mount close to where the little one is currently mounted. Should remove all three existing TV. Richie will have maintenance
- Bylaws & Covenants Update
 - No updates
- Wildwood Club Updates
 - Conservation Club updates
 - No updates
- DNR

- Trei provided an update on DNR
- PC Updates
 - Discussed PC owning the Call noticing tool. Th PC will pilot the effort. Board indicated the concern of maintaining it after the lot owner that wants to support it moves on
 - Social committee advised that the Easter festivities went great. Had a good turnout.
 - Also advised there will be a bank for Memorial Day and will have Chapel Service on that Sunday. Danny to work with Security for noise control during the service
 - Will be in the Craft fair on 4/26
- Questions & Answers
 - PC asked when the spring cleanup dumpsters will be here. Board said all of month of May
 - A lot owner asked about the Handicap spots at the clubhouse. Trei indicated it's still being worked on
 - A lot owner asked if the pool will be open on Memorial Day weekend. The Board indicated that it will be. No issues as of now

Joint PC/BOD meeting ended at 10:36

Internal Affairs

- Discussed noise level on ATVs and usage of the decibel meter. Andy asked if noise level is a real problem. Board indicated that the issue seems to be more with kids on dirt bikes
- IA will research how to best validate that a spark arrestor is properly installed
- Discussed a need to add a rule against lightbars on the road. IA will mention it to PC

Store Update

- Bill is entertaining a new distributor for the store, for everything except for soda. Board agreed Bill can pursue and make the decision
- Discussed preferred vendor program. Should run the calendar year – 1/1 through 12/31. Trei made a motion to make all preferred vendor passes run from 1/1 through 12/31. Will not be prorated. Larry seconded. Unanimous approval
Resolution 20240413-002

Executive Session

Old Business

- DNR – no updates
- Bylaws & Covenants – no updates

- Swimming Dock – Board agreed the proposal we saw was too expensive. Richie will explore alternatives

New business

- Guest WiFi – Chris Oliver will explore adding a Guest WiFi to our existing routers
- Trei made a motion to authorize \$5,000 for a new WW website. Larry seconded. Unanimous approval. **Resolution 20240413-003**
- Discussed a need to repair/replace the furnace at the store. Danny will get some estimates for the Board

Bill made a motion to Adjourn, Trei seconded. Meeting adjourned at 12:13 pm



Respectfully submitted Board of Director
Chris Oliver, Secretary