

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes  
May 13, 2023

Came to Order at 8:00 am

- Present: Trei Irwin, Robyn Overly, Bill Tisher, Danny Payne, Richie Haefner, Chris Oliver
- Absent: Randy Hudson

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Lot sales Year to date at \$67,000
- Discussed increasing the price of the lots we sell to account for market updates
  - Robyn Overly made a motion to increase the price for Wildwood lots by 10% across the board, Chris Oliver seconded. Effective today, except for lot sales currently in progress. Unanimous. **Resolution 20230513-001**
- Cash on hand down \$290,000 from this time last year, but after paying for pavilion, guard shack, dust control truck, chemicals, brush hog, clubhouse bathrooms, and paying double payments on the pool
- Liability Insurance cost is up \$23,000. Alcohol sales account for about \$12,000 of that increase, putting the sale of beer at an expense as opposed to profit.
  - Board agreed to discuss with lot owners at the Lot Owners meeting and will then re-address the topic in the June BOD meeting
- Discussed the need for a better process for handing in a sales sheet from the pool concession stand

Security Update

- Guard shack upgrades moving along. Electric all hooked up. Walls done. Will be installing flooring

Maintenance Update

- Guard Shack – Will work sewer and water hookup in between preparing for the long weekend
- Still waiting for the concrete vendor to complete the Turkey Park pavilion
- Currently below budget for road dust control. Budgeted \$33,000 and at \$26,000. May slightly exceed budget as more roads are added.
- Some trees being taken down at Turkey Park comfort station to make room for parking
- Discussed the potential of selling the existing white 2007 2WD Ford pickup with manual transmission and purchasing an automatic truck with 4WD. Trei to look at current value to determine the appropriate sales price
- Pool is all cleaned up and ready to fill. BOD discussed on-going pool maintenance and chemical management
- Lonnie to buy 10 additional blocks for use at the new parking area by the Turkey Park pavilion and painted the splash pad.
- Richie provided an update on pool opening. Pool has been patched where needed, cleaned, re-caulked, and painted. Some minor painting still needed. Anticipate beginning filling the pool on Tuesday 5/19. Pool will open for the holiday weekend

#### Store Update

- Point of Sale system is up and operational
  - Already finding issues with item pricing and prices/sales taxes being adjusted accordingly
- Discussed the need for an additional freezer. Lonnie will look for options
- Ice machine continues to experience issues. Richie will work with the vendor

#### Internal Affairs

- No Update

#### Executive Session

#### Old business

- DNR
  - No updates

#### Bylaws & Covenants update

- No updates

#### New business


- Chris Oliver updated the BOD on the site updates being accomplished. A vendor is resolving the email issues to a wildwood email address and enhancing security.

#### Reviewed Actions Without Meetings since prior meeting

- None

Chris made motion to adjourn at 11:26 am, Trei seconded. Unanimous approval.

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Respectfully submitted Board of Director  
Chris Oliver, Secretary