

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

June 10, 2023

Came to Order at 8:00 am

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

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Egg Permit Fee of \$5.00 paid in full
- Insurance paid in full \$106,000 liability
- Discussed cost of alcohol related liability insurance
 - Additional liability insurance costs due to alcohol sales - \$11,130
 - Year to date loss of \$7971 on beer sales, taking into account the additional alcohol related liability insurance
 - 2021 – net loss of \$3059 on beer sales when taking additional liability insurance into account
 - 2022 – net loss of \$4930 on beer sales when taking additional liability insurance into account
 - Robyn made a motion to discontinue beer sales effective 6/30/2023. Chris seconded. Unanimous – **Resolution 20230610-001**
 - Trei to do a Facebook post and post something on the door to inform lot owners
- Bill asked if our liability insurance is affected by lot owner ATV insurance, with the question as to whether or not we should enforce an ATV insurance requirement
 - Discussed the problems with logistics of enforcing
- Robyn indicated we are maintaining the Sams account at a cost of about \$100 yearly

Security Update

- Guard shack upgrades are progressing well
 - Appreciation to some lot owners that have volunteered things
- Discussed a need for more handicap plates
- Discussed requiring security members to take pictures of any violations they encounter

Maintenance Update

- Fence coming into the park will cost about \$12,000 - \$13,000 in material to replace, just on main road not at gun and archery ranges
 - Anticipate approximately \$2,000 additional for the gun and archery range areas
 - Could potentially ask for lot owner help in labor
 - Trei made a motion to replace all wooden fencing coming into the park in the fall timeframe, Richie seconded. **Resolution 20230610-002**
- Pool Updates
 - Button to control splash pad is not working properly so they're running all day long. Believed to its out of warranty. Could put a timer on it
- Turkey Park Comfort station
 - Replaced several shower heads due to calcium buildout
 - Replaced adding a water softener. Lonnie will get a quote
- Lonnie indicated the guard shack is progressing well but will slow down due to staffing needs
- Discussed incorporating a small handicap area at the pool, under the concession stand lean to for a couple of people to use. BOD agreed
- Discussed when Amerigas needs to come out and refill our big tank. Lonnie indicated they normally come on a routine schedule. Richie will reach back out to have them come out on and top it off
- Discussed progress of Turkey Park pavilion
 - Concrete poured
 - Need to smooth transition on outside edges with clay and topsoil
 - Ready to run electricity. Expect it to be done next week
 - Parking lot is established
- Discussed painting the Shuffleboard area at the clubhouse. BOD agreed. Chris to follow up with lot owners that asked about it and will determine how it gets done. Chris to let Lonnie know
- Discussed potential improvements to the clubhouse and soon need for a new roof at the pool house

Store Update

- Bill discussed adding sunglasses in the stores, indicating the profit margin is relatively good
- Discussed adding additional cold food in the cooler in place of beer
- Store ran \$22,000 through the cash register over Memorial Day weekend
 - Decals - \$8,000
 - Guest Passes - \$3,300
 - Beer - \$3,300
- Established a 30% contribution margin minimally with new Point of Sales system
- Robyn indicated that the pool is doing well with sales
- Richie asked about the potential to put an ice chest at the pool
 - BOD discussed the issues of transporting ice from up from store

- Robyn will check on possibility of having ice company put an ice cooler at the pool
 - Report from holiday weekend indicated that guest plates for ATVs – only sold 25 guest passes on long weekend
 - Going forward Security will use a different color inspection sheet for guest ATV's, to ensure guests receive guest plate
 - Bill is requesting an additional POS register at the Store and once in the Guard shack
 - Anticipate costs \$2500 for office register and slightly less for the guard shack since a scanner is not required
 - Bill made a motion to purchase the 2 additional registers. Chris seconded.
- Resolution 20230610-003***

Park Council

- Started at 10:06 am
 - Finance Update
 - Informed people about the discontinuation of beer sales at the park effective 6/30/2023 due to the loss incurred in the sales resulting from the \$11,130 annual in additional liability insurance costs
 - A lot owner asked about potential impact to other store purchases if beer is not sold – a loss leader. BOD advised that any follow up sales would not exceed the losses
 - BOD approved roughly \$15,00 in materials to replace the entrance way fencing. Will be done in the fall
 - Advised that the Turkey Park pavilion is progressing well. Concrete is in and finishing electricity and land grading around the pavilion
 - Indicated the BOD is researching a potential ice chest / provider for the pool area
 - A question was asked about any rules, covenants or bylaws against people running businesses in the park. BOD indicated that we only disallow using common ground for personal business ventures. People can conduct business on their lots
 - Discussed the 50th Anniversary updates
 - PC agreed on a shirt
 - The Entertainment co-chair will be working with other PC members/lot owners to get an update on plans
 - Bruce Studley provided Conservation Clubs updates
 - Inspection went well
 - Inspectors will be here during July 4th
 - A lot owner asked about an unofficial stop sign in Pheasant. BOD indicated it is not an official Wildwood stop sign

- A lot owner asked about a private company working for the power plant may provide a lot of business for vendors working on new construction
- A lot owner indicated issues with power supply at the Coast to Coast lots. Also need to revamp the entire area with rotting picnic tables,
 - BOD agreed to look into electricity and other issues
- A lot owner asked about dead trees on Wildwood owned lots, who is responsible for taking the tree down. BOD indicated Wildwood is responsible for common ground. If it presents a hazard Wildwood will remove
- A lot owner asked about emergency vehicles coming into park. A security person has an application to allow people in and BOD informed the lot owner that emergency responders have cards

- Ended at 10:38

Internal Affairs

- The dumpster at the clubhouse is in a handicap area. Richie to work with maintenance to get resolved
- Discussed a member with a non-conforming shipping container. IA will work with the lot owner to resolve

Executive Session

Old business

- DNR
 - No updates
- Chris provided updates on website
 - Internal emails should now be working
 - Site hosting will be moved to new vendor
 - Chris to speak with vendor about electronic payments
- Bylaws & Covenants update
 - No updates

New business

- Archery Deer Hunt
 - Will do again this year
 - Robyn will vet applications
 - Randy to send an updated form
- Lien Updates
 - BOD decided that anything over 90 days will be sent to MCA
- Holiday weekend-vendor policy tabled till July meeting

- Discussed the Tennis/Volleyball/basketball courts – Trei will assess the area and provide recommendations

Reviewed Actions Without Meetings since prior meeting

- None

Richie made motion to adjourn at 11:46 am, Chris seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary