

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

June 8, 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

- Ice Machine made \$453 this month in cash, plus credit card sales
- Reviewed current balance sheet as of May 31, 2024
 - CIMR balance - \$181,305
- Received renewal for Directors Errors and Omissions Insurance – Now \$5,505 per year. Up 2% from last year
- General liability rates appears to be going up but based on incorrect calculations of the auditor. Auditor was including assessment fees as sales. Robyn has the bill and will be challenging the amount
- Reviewed the accounts in the Accounts/Receivables with a net credit
- Discussed the potential for store/office staff to invoice park work orders and fines, to alleviate the delay of having the accountants doing it. Currently done on Fridays of each week.
 - Trei made a motion to allow office staff to process fine and work order invoicing going forward, Larry seconded. Unanimous – **Resolution 20240608-001**
 - Bill will work with the office staff to ensure they can do the invoices
 - Lonnie and Jim will be told to forward work orders/fines to the office for invoicing, versus the accountants

Security Update

- Discussed security cameras in the park
 - Danny advised that they obtained estimates from Mid-Mo Telecom for cameras for clubhouse – 8 cameras \$6,716
 - Experiencing issues with the monitor at the pool camera system. Could get an updated monitor for an additional \$320

- Discussed license plate cameras for the guard shack. Would cost \$1700 for one camera that would catch coming in and out
- Total would be \$8736, except for clubhouse inside and out, new monitor for pool house, and one license plate camera at the guard shack. Trei made a motion to approve, Chris seconded, unanimous approval. **Resolution 20240608-002**
- Danny will speak with the vendor to update the office camera system, to include sound for inside cameras
- Danny asked about moving one of the ice machines from the office to the guard shack so they can have one for small ice and one for large ice. Danny will speak with the ice vendor

Maintenance Update

- Gilbert & Sons construction putting in fiber for Kingdom Telecom. Lonnie will meet with them for their work throughout the park. They'll probably be in the park on Tuesday 6/10
 - Trei will make a post on Facebook
 - Lonnie to ensure they have insurance
- Lonnie getting a bid on a fence for around the wellhouse
- Discussed the pavement at the clubhouse. New contractor recommended just fixing the cracks and resealing. His bid is \$9,100. The other quote was \$48,000 to redo all of the pavement.
 - Lonnie will get a separate quote to pave over the current volleyball sand area
- Discussed sealing the new fence. The Board agreed it needs to be sealed after it has been up for a month
- Board advised Lonnie to send work orders going forward to the office, not the accountants, so invoices can go out daily
- Discussed progress made on looking for a new (used) motor grader. Larry indicated it will be at least \$80,000 - \$100,000.

Park Council – Meeting began at 10:00 am

- Finance
 - Reviewed current financials
 - Discussed that we are looking at sealing up the volleyball, tennis, and basketball courts
 - Looking at enhanced cameras for the clubhouse area
 - Will be putting a chain link fence around the well house
 - Advised that we will also be upgrading cameras at the guard shack and adding one that can read license plates
- Wildwood Clubs
 - No updates on clubs. Nobody from Conservation Club. Rumor has it they are still active with 4 members

- Lot Owner Discussion, Concerns, Questions & Answers
 - A PC member asked about the Park Council cash on hand. PC is expecting \$400 but they're not sure where it's physically at.
 - A PC member mentioned the issues getting keys over the holiday weekend.
 - Created issues letting the bank in, and had a hard time getting keys to open the clubhouse
 - Discussed the potential to remediate the key situation – possibly putting keypads at particular places
 - Richie to ask Lonnie to price out keypad locks
 - A lot Owner asked if the covenants and bylaws have been sent to the attorney for review. The Board indicated they have been sent and are in review

Chris Oliver made a motion to adjourn to joint PC/BOD meeting, Trei seconded. Joint PC/BOD meeting ended at 10:38

Store Update

- Bill provided an update. Store/office is running smooth. The three current office staff are working out the scheduling details amongst themselves

Internal Affairs

- No updates

Executive Session

Old Business

- No updates on DNR. Engineer has submitted plans to repair dam. Waiting for DNR approval
- Chris Oliver advised that the website upgrade is going well. Navigation is approved and ready to start development of true site

New business

- Discussed the issue with pool house floors. It was brought up again that they're still slick.
 - Board discussed that we had them checked. They are in compliance with insurance company requirements. We also put handrails up and signs to warn people.
- Discussed clubhouse bathrooms – they will remain open until security does final nightly check, once the cameras are installed
- Rec Room Operations Hours – Will be open at the same times as the clubhouse bathrooms.
 - Richie to ask maintenance to put signs up to indicate the rec room

- Discussed pool hours during the week. Should potentially reduce open hours during the week. Bill will get an hourly count of pool users to help determine what the hours should be
- Discussed non lot owner employees bringing guests into the park. They should not be allowed to bring guests in
- Discussed the need to validate that lot owners have valid proof of outside residency. Board will present to the attorney for potential enforcement methods
- Board discussed the clubhouse cooking equipment. Everything is accounted for

Chris made a motion to Adjourn, Richie seconded. Meeting adjourned at 12:00 am



Respectfully submitted Board of Director
Chris Oliver, Secretary