

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

July 8, 2023

Came to Order at 8:00 am

- Present: Trei Irwin, Robyn Overly, Bill Tisher, Danny Payne, Richie Haefner, Chris Oliver
- Absent: None – Randy Hudson resigned effective 7/6/2023

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Coast to Coast Reservations/Deposits –
 - Validated that there are 2 lots with no amenities stay at \$17/night
 - No charge for an additional tent being on a paid for lot with amenities
 - Discussed refunds for no shows. Trei made a motion that if someone cancels before 2 days prior to scheduled check-in they can get 100% refund. Otherwise, they lose the prepayment. Chris seconded. Unanimous approval. **Resolution 20230708-001.**
- Discussed color for 2024 tags/ATV vehicles. Will be Aqua blue with white letters. Robyn will send a sample
- Added \$3222.95 to CIMR based on the second quarter assessments. Balance now \$155,067.05 after the deposit
- After Memorial Day, anything older than 90 days being sent to MCA
- Robyn spoke with Reallce about a potential freezer for the pool. Would not makes financial sense now to get an ice freezer.
- Primacy fee has been increased to \$5.28 for full-time residents
- Lot sales are up \$27,000 from this time last year
- Park Permits are up \$8,000 from this time last year
 - Discussed need to provide proof of ownership for new and annual renewals for lot owner ATV plates and lot owner vehicle pass. BOD agreed valid insurance cards, titles, or certificate of origins are acceptable proof. Note that this only applies to ATV/UTV's newer than 2004 model years. Notarized Bill of Sales can be used for Golf Carts where no Certificate of Origin or Title is available. Trei made a motion that we put this into effect 8/1/2023, Richie seconded. Unanimous approval – **Resolution 20230708-002.**
 - BOD will mail out notices before 2024 assessments are distributed
- Total cash on hand is down \$262,000 as result of paying for infrastructure improvements

Security Update

- Out of lot owner ATV plates now. New plates are on order. Currently using the plastic plates

Maintenance Update

- Discussed the lagoon repairs. Lonnie working with the DNR to get the Phase 1 approach approved
- Turkey Park pavilion is complete. Trei will do a walk-through inspection for final payment.
 - Discussed issues with the concrete provider and the need to adjust the final amount due to the concrete vendor by \$900 (\$200 electric, \$200 for removal of concrete forms, and \$500 for lack of quality in pouring the concrete. Trei will work with the vendor to reduce the final payment.
 - Will pay \$2625 to directly to the electrical contractor and negotiate final payment with Olin
 - Picnic tables will go on after the final inspection – need the bill from the vendor for the picnic tables
- Discussed the need to get an additional pickup this week due to the Holiday weekend. Also, to get the old dumpsters replaced that have been marked with 'X'. Richie will work with Lonnie and the vendor

Park Council

- Started at 9:57 am
 - Finance Update
 - Reviewed the financial discussed earlier with the Board. See Financial notes above
 - Discussed the purpose of the CIMR account – Capital Improvements and Major Repairs
 - Reviewed and discussed the new Coast to Coast Refund resolution. See Resolution 20230708-001
 - Reviewed and discussed new Resolution 20230708-002 regarding new proof of ownership requirements for registering ATVs and automobiles, effective 8/1/2023
 - Discussed golf carts not having a Certificate of Origin or Titles. Resolution will be modified accordingly
 - C&B Updates – Richie provided updates. Committee reviewing Sections 3,7, and 8 and anticipate a new ballot around the first of the year.
 - 50th Anniversary Celebration Plans – Not yet finalized but planned are progressing well.
 - Chuck Ridgel provided and update for the Conservation Club
 - Public Comments/Q&A
 - A lot owner asked about the potential for a dog park by the ballpark. BOD agreed to discuss it

- A lot owner discussed issues at the last Park Council meeting where people felt verbally attacked
 - A lot owner brought up a concern with dead trees on common ground and how to go about completing and application for a Work Order. Trei agreed to publish information on the Wildwood Facebook page
 - A lot owner asked about the potential to have arm bands at the pool identifying the lot of the individuals at the pool The BOD agreed to discuss
 - BOD was advised of a lot owner wanting to appeal a fine that was not dismissed. The lot owner will meet the BOD at 11:00 at the office
 - A lot owner asked about the plans for the entrance fence that is needed to either be replaced or removed. The BOD indicated that some is needed especially around the gun/archery ranges and that it also serves as a deterrent for people trying to illegally enter the park
 - A PC member asked about the Handicap space behind the building. Signs are up but the lot owner doesn't feel that the area is conducive for Handicap people getting in. He expressed the desire to add concrete and a concrete walkway. BOD agreed to look at it
 - A lot owner asked if we have a timeframe for a Deer Park replacement/repair. The BOD indicated 2024 upgrades has not yet been determined and we need to wait and see about the cost of lagoon repairs
- Ended at 10:28

Internal Affairs

- Reviewed a ticket for a lot owner being appealed
- IA inspections will begin
- in August and an additional roll off dumpster will be available in October
- Discussed tickets that are around employees should come to the Board as opposed to PC

Store Update

- Have not yet called for the additional registers but Bill is still working to have it up before Labor Day
- BOD agreed that when a lot is sold privately, the gate cards will be terminated by the store until the new owners come to the office to transfer the access cards and update the lot owner information

Executive Session

Old business

- DNR
 - Trei working with DNR in response to lot owners calling DNR. DNR agreed that the park is proceeding correctly and is honoring the AOC
- Bylaws & Covenants update
 - Richie provided the same input as at the PC meeting
- Everest Ice Machine – Bill is working with the vendor regarding the warranty
- Updating Liens – Discussed someone that can champion updating liens. Robyn to check with Trudi to see if she would want to do it
- Chris will update the Resolutions file with Resolutions passed since May of 2020 and will copy resolutions from Minutes each month to the Resolutions file

New business

- None

Reviewed Actions Without Meetings since prior meeting

- None

Trei made motion to adjourn at 12:20 PM, Danny seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary