

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

August 12, 2023

Came to Order at 8:00 am

- Present: Trei Irwin, Robyn Overly, Bill Tisher, Danny Payne, Richie Haefner, Larry Sims
- Absent: – Chris Oliver

Richie Haefner opened with prayer

Pledge of Allegiance

Larry Sims was sworn in as BOD member to replace Randy Hudson

Finance

- Robyn provided the monthly financial updates
- 20 Deer permits let out so far. No lot owners have been denied
- Discussed 2024 tags and stickers. Bright blue background with white letters for 2024 stickers. Robyn will order. Should be good with same quantity as 2023

Security Update

- Danny provided general security updates
- Discussed issues with stop sign at the guard shack
 - Iterated that the goal is to see the stickers
 - Tickets are being written for people speeding past the stop sign
 - Will make the sign more visible and put another on the right side
- Discussed the need for liability insurance for ATVs/UTVs. Trei to try to speak with BOD at similar parks about their policies
- Discussed the large number of unregistered ATV/UTV's in the park, especially during holiday weekends, and few tickets issued

Maintenance Update

- Lonnie updated the Board on the open laborer position. Lonnie to extend an offer
- Discussed issues with leaves blown into the drainage ditches
- Reviewed the effectiveness of the dust control, especially with lack of rain. Lonnie indicated it's working well for the most part. Maintenance is watering the roads as needed
- Talked about the potential to use the pump truck if needed for a fire in the park. Also discussed informing the fire department
- Lonnie indicated that a little more money than planned was spent on the dumpster blockage framework. BOD agreed that they can cut trees behind the dumpsters as needed

- Reviewed and discussed the options for the playground update at Deer Park comfort station. BOD agreed on Option 2. Trei made a motion to go with option 2. Larry seconded. Unanimous approval – **Resolution 20230812-001**
- Danny talked to Lonnie about issues with the big gate – the top bracket pulled loose. Needs to be welded again
- Discussed potential park entrance road fence repair quotes - \$59,000 for treated lumber, \$56,800 for Cedar, with us taking the old one down
 - BOD agreed NOT to go with a vendor. Wildwood maintenance people will do it at the end of the season
- Lonnie indicated that they will be finishing the Guard Shack soon

Store Update

- Bill advised that the 2 new cash registers came in
 - Will need 2 ethernet cables
 - Office personnel to train Security staff on new register in guard shack.
 - Discussed opening and closing procedures for Guard Shack
- Discussed ballot preparation - Bill indicated that the office staff is taking care of it

Executive Session

Old business

- DNR – no updates
- Bylaws & Covenants update
 - Richie provided the update
- Ice Machine – new part has been installed
 - Bill provided and update
 - Expect a refund of \$4,600 for warranty repairs

New business

- Dog Park – BOD indicated they need a proposal with options from Park Council
- Discussed name changes on deeds – The BOD concurred that if a deed changes after 2021, adding any new people excepting a spouse/direct child, that lot will be assessed at the full rate going forward
- Discussed the proof of ownership requirements and ways to ensure that non-lot owners pay the appropriate ATV fee
 - BOD decided to pause the ownership proof until more can be learned/determined

Park Council

- Started at 10:00 am
 - Finance Update – Robyn provided the financial update

- C&B Updates – Richie provided updates. Committee reviewing and propose updates and continue to anticipate a new ballot around the first of the year
 - 50th Anniversary Celebration Plans – Not yet finalized but planned are progressing well
 - Public Comments/Q&A
- Meeting Adjourned

New Business (Continued)

- Discussed options for stop signs/devices at the guard shack
- Discussed the County Courthouse auction on 9/28
 - Richie and Danny will attend the auction for the park
- Discussed the ATV/UTV proof of ownership requirements and ways to ensure that non-lot owners pay the appropriate ATV fee
 - BOD decided to pause the ownership proof until more can be learned

Internal Affairs

- Donnie provided an update on IA
- Donnie brought up the potential to provide a “stay on a fine” on a ticket/fine, if an appeal is made, while the appeal is being heard.
 - BOD indicated that the current Covenants and Bylaws mandates the current process

Reviewed Actions Without Meetings since prior meeting

- None

Meeting Adjourned at 12:30 pm.



Respectfully submitted Board of Director
Chris Oliver, Secretary