

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

August 10, 2024

Came to Order at 8:00 am

- Present: Trei Irwin, Robyn Overly, Richie Hafner, Chris Oliver, Bill Tisher, Danny Payne, Larry Sims
- Absent: None

Richie opened with prayer

Pledge of Allegiance

Finance

- Reviewed current Balance sheet and Year to Date Profit and Loss statement. Posted on the web site
- Discussed the need again to raise assessment to keep the park continuing in a strong positive direction
- \$7,857 Workers Comp Insurance paid
- Switched from AFLAC to Accuity for full time employees

Security Update

- Danny provided an update for Security
- Cameras will be in the office around 9/3

Maintenance Update

- HVAC in the clubhouse will be updated on 8/12
- Lonnie indicated that they found a potential Grader motor.
 - Not sure of the cost yet, but anticipate approximately \$10,000
 - Would pay someone to swap the motor out
- Discussed maintenance plan on equipment
- Discussed trencher
 - Received 3 bids - \$9,200 \$10,000, and \$10,500
 - Trei made a motion to go with Equipment Shares bid, Robyn seconded. Larry abstained due to conflict. Unanimous approval except Larry. **Resolution 20240810-001**
- Do not anticipate doing dust control next week because of weather. Expect to do it the following weekend, before the Labor Day holiday weekend
- Lonnie advised that we are running out of propane bottles

- Board indicated we should not be selling propane, just exchanging them. Danny will inform security to not sell propane, just exchange
- Discussed the need to dig more clay. A lot owner will dig up some clay and then do maintenance work on the trails

Store Update

- No updates outside of executive

Park Council – Meeting began at 10:00 am

- Finance
 - Robyn provided an update on the current Balance sheet and Year to Date Profit & Loss, including annual comparisons from last year
 - Park Council indicated that they are now tracking and visualizing month to month income and expenses
 - Board advised that while the park finances continue to be strong, we should be looking at increasing assessments soon, since it's been 3 years
- Wildwood Club Updates – no updates
- Open Conversation / Questions and Answers
 - A lot owner asked about the lake at crow that had a trail closed off. Danny indicated it's common ground.
 - The board will confirm if its common ground or part of the 400 acres
 - A lot owner asked about where we are with the Bylaws and Covenants.
 - The Board indicated they've not heard from the attorney
 - A lot owner asked if the pool will be closed after Labor Day
 - The Board indicated it will close after the holiday weekend
 - A lot owner indicated the gutters on the clubhouse needs attention
 - Discussed the recent trashing of the pool house bathroom. A lot owner asked if we could potentially have card access. The Board indicated that it's been looked into
 - Park Council indicated concern with leaving the clubhouse bathrooms open because of the recent damage

Joint Park Council/Board meeting adjourned at 10:50 am

Board reconvened at 11:05

Internal Affairs

- Board discussed the closed trail by Crow Lake asked about in the Joint PC/Board meeting. Trei made a motion to re-open that trail. Richie seconded. Unanimous approval. **Resolution 20240810-002**
 - Richie to speak with Lonnie to re-open

- Discussed the clubhouse bathrooms remaining open or closing again. Trei made a motion to continue the current policy to leave them open. Chris seconded. Unanimous approval – **Resolution 20240810-003**
- Discussed counting ballots for upcoming election. The Board does not believe we can outsource the votes to a law firm, given the current bylaws and covenants
- Reviewed properties acquired at the courthouse auction
 - Richie and Danny will attend the sale this year – August 28th
 - Richie will provide a list of the available properties. Robyn will check that list against a list of holding tanks and prioritize those with holding tanks

Executive Session

Old Business

- DNR – No Updates
- Bylaws & Covenants – No updates

New business

- Board agreed to order 2 sets of pickleball equipment for sale at the store
- Discussed the entry/exit gate – responsibilities for gate coming down on vehicles. Robyn to ask the insurance agent what message we should have at the gate to alert people to the gate timing. Danny will check with MidMo to see if they have a sign
- Reviewed the Fun Run proposal for the Gun Range improvements. Trei made a motion to go with option 2, Danny seconded. Unanimous approval – **Resolution 20240810-004**
- Bill discussed standardizing mail box requirements – size, height, and position. Bill will research options

Bill made a motion to Adjourn, Trei seconded. Meeting adjourned at 11:57 am



Respectfully submitted Board of Director
Chris Oliver, Secretary