

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

September 9, 2023

Came to Order at 8:00 am

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

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Robyn provided the monthly financial updates
- New stickers have arrived. Will be eligible for sale on 1/1/2024
- MCA collected \$3,492 last month
- Accuity Insurance requesting information on building updates/maintenance. Trei and Lonnie will provide the updates
- Trei brought up the potential of bringing an ATM in. BOD discussed issues with food trucks running their credit processes. Robyn will check with our Bank and Credit card person. BOD is concerned about the potential of criminal activity but will research
- 28 approved Archery hunters have been approved

Security Update

- Danny provided general security updates
- Bathroom is in the Guard Shack. Waiting for door and ceiling and hot water heater
- Cash register is installed
- Stop signs have been installed

Maintenance Update

- Richie updated the Board on the status of the playground updates. Going well. Richie will keep the board updated
- Central Fence should be making the fence repair at the lagoon as soon as possible
- Maintenance needs a larger maintenance truck. Lonnie found a ¾ ton 2015 Ford F250 for \$12,500 plus trade for our 2007 Ford pickup. Trei made a motion to purchase the truck, if the value exceeds Kelly Bluebook value, for \$12,500 plus the 2004 Ford pickup in trade. Chris seconded. Unanimous approval. **Resolution 20230909-001**
- Lonnie discussed the road maintenance and dust control Maintenance has been working grading the roads. Will discuss potential for more rock in the next meeting

- Discussed the entry way fence updates. Maintenance will do it but after the 50th Anniversary celebration

Store Update

- Bill provided an update – all going well
- Bill updated the BOD on reimbursement for warranty work on the Ice Machine. Wildwood will be reimbursed but the vendors are negotiating amongst themselves. Bill will follow up at end of week

Park Council

- Started at 10:00 am
 - Finance Update
 - Robyn provided the financial update
 - 28 people have been approved for the Archery Deer Hunt
 - MCA has been doing well. Brought in \$3492 last month
 - Wildwood pays 29% on the collections
 - The Board indicated that 2024 decals will not be sold until 1/1/2024
 - Discussed the potential for an ATM at Wildwood. Robyn informed the PC that we will look into it. But we want to make sure Wildwood pays no fees and we want to ensure we do not introduce new security concerns
 - Discussed that the Board is continuing to look into the ATV/Vehicle registration requirements. The Board is researching how other similar parks operate for proof of ownership/insurance
 - C&B Updates – Richie provided an update, No major changes. Still working towards the next update
 - 50th Anniversary update provided by Kathy Sims
 - Michael Ponder mentioned a Chili Cookoff October 7th in the Club house at 11:30 -3:00
 - Chuck Ridgel provided an update on Conservation club. No new activity
 - Public Comments/Q&A
 - A lot owner discussed a potential to replace the OnSolve system. Has a Raspberry Pie based device that can manage cellular message distribution
 - Will send information to the Board and potentially do a demo
 - PC asked for an update on the Ice Machine. Board indicated that it is working now and performed well through the holiday weekend
 - A lot owner asked about an invoice for a large holding monitor fine. Trei indicated that we will discuss in the Board room at 11:00

- A lot owner asked about the possibility to extend the dust control to additional areas in the park. Trei indicated the Board has not yet discussed it
 - Discussed ballot counting. Lisa Coffman and Tine Sheppers will count for PC
- Meeting Adjourned at 10:30 am

Executive Session

Old business

- DNR – no updates
- Bylaws & Covenants update
 - Richie provided the update
- Reviewed the courthouse sale
 - Acquired 7 lots, 3 with holding tanks. Richie will provide details to the Board via email
- Discussed maintenance of Wildwood equipment. Need to ensure that all equipment is maintained as required, to ensure warranties

New business

- Ballot counting – Chris Oliver and Richie Hafner will count for the Board on 10/7
- Discussed the Preferred Vendor program. Trei proposed the potential to run the vendor program on a yearly basis, 1/1 – 12/31, versus on the anniversary of their becoming a preferred vendor. Board agreed to leave it as is
- Trei made a motion that Richie be the second Board member for CIMR approval, with Danny. Bill seconded, unanimous approval. **Resolution 20230909-002**

Reviewed Actions Without Meetings since prior meeting

- None

Trei made a motion to adjourn, Bill seconded.

Meeting Adjourned at 12:11 pm.



Respectfully submitted Board of Director
Chris Oliver, Secretary