

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

October 14, 2023

Came to Order at 8:00 am

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

Richie Haefner opened with prayer

Pledge of Allegiance

Finance

- Building Insurance increase approx. 3%
- Discussed full coverage insurance for 2008 Chevrolet Truck and Board agreed to keep full coverage on it
- 30 Deer Hunters registered for annual hunt
- Reviewed finances - Balance sheet and Profit & Loss
 - Lot sales to date are \$16,000 higher than this time last year
 - Car decals are up \$20,000 year to date from last year
- Discussed ATV, UTV, golf carts, motorcycles requirements for validating proof of lot owner ownership for Wildwood owner stickers. Board is still reaching out to similar parks to learn their processes
- Board discussed the potential for requiring insurance for all Wildwood tagged motor vehicles

Maintenance Update

- Water tanks are due for inspection and need to be cleaned
 - Might be down a day or two for cleaning
 - Discussed the potential of doing a bypass to keep water running in the time being but would not have the same quality of water in that time
 - Lonnie discussed the lagoon with the engineer.
 - We need to draw our proposal up for DNR
 - The proposal to DNR is a phase 1. DNR would come back in 2 years and if the fix maintains then we will be okay, if not we may go to a phase 2 which would be installation of a liner
 - Discussed the gutter on the storage units. Patches the gutter recently but Lonnie would like to replace the gutters. Lonnie has a bid for \$6.50 per foot
 - Discussed gutters at the new Turkey Park pavilion by the horseshoe side
 - Lonnie will see if we can get a better deal with the addition of the pavilion

- Trei proposed we approve paying up to \$6.50 per foot for gutter replacement. Bill seconded. Unanimous – **Resolution 20231014-001**
- Lonnie advised that the Guard Shack updates will be completed this week, including painting
- Lonnie looking for a bid to remove the huge tree by the new comfort station
- Lonnie indicated it's about time to start blading the roads. He's concerned about dust coming back up afterwards. Will try to spray water right after
 - Board indicated probably best to wait until after the 50th anniversary celebration

Robyn brought up about gate going down on camper, hitting its roof after 4-6 seconds. Danny reviewed the camera footage and did not know why it went down so quickly. Assuming a isolated event. It doesn't appear to have caused any damage.

Security Update

- Have had a lot of Coast to Coast tickets recently. Discussed what we can do to collect on them
 - For current tickets we can only provide warnings because we have no way to collect.
 - Board discussed options to achieve better following of rules by Coast-to-Coast guests.
 - Discussed potentially providing a package with rules and requiring a credit card up front with a notice that any tickets will be charged to the credit card
 - Or requiring a deposit that could be used to pay for any tickets
- Discussed allowing lot owners to park at the pump station or chapel parking lots while hunting without getting tickets
 - Will order tags that can be hung from mirrors but will specify that they cannot block access to those areas
- Reviewed new overflow parking area adjacent to the office/store. That area will become the overflow parking area after the 50th anniversary celebration
 - Will need a sign for that lot indicating "Park at your own risk"
 - Need to enforce a time limitation. BOD agreed the time limit for parking will be 72 hours
 - Sign will also indicate parking is limited to 72 hours
 - Will also reach out to the Towing company to get another sign indicating that vehicles may be towed

Store Update

- No updates

Executive Session

Old business

- DNR – No updates. Status is good
- Bylaws & Covenants – Reviewed progress to date
 - Chris indicated that the C&B Committee voted Amanda Smurl and Chris Oliver as co-chairs, which will remain in place until the new C&B committee members are determined

New business

- Discussed reaching out to find an organization to help us assess our overall processes to implement strategic business processed to help ensure long term success of the park. Chris Oliver will pursue options
- Discussed the issues brought up with recent election. Robyn made a motion that we contract with an outside agency to recount the votes. Chris seconded. Unanimous approval – **Resolution 20231014-002**
 - BOD determined that until the new recount is accomplished, the two individuals that are indicated to have won the BOD position will be appointed to fill the empty slots until the recount is accomplished

Reviewed Actions Without Meetings since prior meeting

- None

Chris Oliver made a motion to adjourn, Trei Irwin seconded.

Initial Board Meeting Adjourned at 11:03 pm.

BOD Reconvened at 2:35 pm to swear in new Board members and nominate Board Officers

Larry Sims joined via phone

Danny Payne and Larry Sims were sworn in as interim Board Members until the results of the election recount is complete

The following Board positions were agreed to:

- President: Trei Irwin - Chris made the motion, Danny second, unanimous approval
- Vice President: Bill Tisher - Robyn made the motion, Danny second, unanimous approval
- Secretary: Chris Oliver – Trei made the motion, Larry seconded, unanimous approval
- Treasurer: Robyn Overly– Trei made the motion, Richie seconded, unanimous approval
- Sergeant at Arms: - Richie Haefner – Trei made the motion, Larry seconded, unanimous approval
- Liaisons:
 - Office: Bill Tisher – Trei made the motion, Danny seconded, unanimous approval

- Maintenance: Richie Haefner - Robyn made the motion Trei seconded, unanimous approval
- Internal Affairs: Bill Tisher - Chris made the motion, Trei seconded, unanimous approval
- Natural Resources: Richie Haefner - Robyn made the motion, Danny seconded, unanimous approval
- Environmental: Larry Sims - Trei made the motion, Chris seconded, unanimous approval
- Security: Danny Payne - Chris made the motion, Trei seconded, unanimous approval
- Social: Chris Oliver - Trei made the motion, Robyn seconded, unanimous approval
- CIMR #1: Danny Payne - Chris made the motion, Trei seconded, unanimous approval
- CIMR #2: Richie Haefner - Chris made the motion, Trei seconded, unanimous approval
- C&B #1: No nominations
- C&B #2: No nominations

Chris Oliver made a motion to Adjourn, Larry Sims seconded. Meeting adjourned at 2:51 pm



Respectfully submitted Board of Director
Chris Oliver, Secretary