

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
November 11, 2023

Came to Order at 8:00 am

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

Danny opened with prayer

Pledge of Allegiance

Discussed the recount. Danny Payne and Larry Sims remain in their respective positions

Finance

- Reviewed Balance Sheet as of 10/31/2023 and the Year-to-Date Profit and Loss
- Discussed sales reports needed by accounting firm
- Workers Comp. Insurance came in - \$25,767 for the year
- Our CPA firm, Doerhoff & Associates has merged into a new firm, Hood & Associates
 - AccuPay, the payroll company did not merge
 - All current employees remained
- ATM Machine updates – Robyn researched and found that we can buy one ourselves or one can be provided by a vendor. Lot owners would have to pay high processing fees. Neither option is economically feasible
- Password on clubhouse router needs to be changed. Chris will work with Callabyte to change
- Discussed changes to the Callabyte hot spots in the park. Chris to setup a meeting with Callabyte to discuss moving hotspots – Beach to ball field/Gun range
- Discussed the need to update liens. Last updates were in 2022. Robyn will work with the office staff to update them

Security Update

- Danny discussed assigning the laptop used currently for the Ice Machine to Security/Jim Bumpus since it's no longer needed to the ice machine
- Discussed needed maintenance on the ice machine. Replaced the filter and water flow improved. Need to put on a six-month maintenance cycle
- Discussed issues with propane tanks being filled and leaks. Need to talk to maintenance personnel filling the tanks to ensure they're not leaking
- Discussed the junk in the closet in the Board room. Maintenance will clean it up
- Reviewed petty cash procedures for Security. Need receipts for any petty cash used

Maintenance Update

- Lonnie was not available for updates
- Reviewed and discussed a suggestion from a lot owner for a dump station at the Deer Park Comfort Station
 - Trei will discuss with DNR. Board thinks it's a good idea

Store Update

- No updates

IA Updates

- Andy Ackerman is new IA Chair. Scott Bingelli – Co-chair. Neither was available for updates

Executive Session

Old business

- Board discussed the need for liability insurance for vehicles on the roads. Danny to research if insurance can be obtained for golf carts, mini-bikes, and go-karts. Trei will also research what similar parks are doing
- DNR – No updates
- Bylaws & Covenants – Discussed no Board volunteers. Chris made a motion to suspend the Bylaws & Covenants Committee and work with Park Council to review Charter and determine options going forward. Trei seconded. Unanimous approval. **Resolution 20231111-001**. Chris will notify PC members and at-large member

New business

- Discussed opening the recreation room outside of pool hours. Will need restrooms, either a porta potty or opening the club house restrooms.
 - Board decided to install new interior doors and exterior doors for the clubhouse and will anticipate opening the rec room and clubhouse bathrooms on or about March 1st.
 - Will ask Lonnie to get signs for the Rec Room. Trei will speak with Richie
- Discussed providing a 5-minute loading /unloading time for the Turkey Park comfort station laundry room. Board decided to not allow it
- Discussed potential new projects. Will continue the conversation in December
 - Replacing store/office
 - Diving Dock
 - Replacing furnace in the store
 - Improvements to heavy equipment gate

Trei made a motion to Adjourn, Larry seconded. Meeting adjourned at 10:44 am



Respectfully submitted Board of Director

- Chris Oliver, Secretary