

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
December 9, 2023

Came to Order at 8:00 am

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

Richie opened with prayer

Pledge of Allegiance

Finance

- Reviewed Balance Sheet as of 12/30/2023 and the Year-to-Date Profit and Loss
- 36 Deer Hunters Registered for the hunt this year
- CIMR up \$25,000
- Cash on Hand \$100,000 down
- Pool balance down \$26,000 in principle, Continuing to double payments. Balance remaining is \$142,000
- Assessments targeted to go out on 12/20/2023
- Office staff working on lien reports

Security Update

- Danny advised that the guard shack updates are complete
- Issues with large gate, Overhead Door will be coming out

Store Update

- Bill indicated no updates

Old business

- Proof of ownership of ATV/UTV/unregistered vehicles
 - Trei's research indicated that every similar park requires insurance, but provide exception for batter operated vehicles and anything under 49cc
 - Donny indicated that his research indicated he can insure minibikes and golf carts, but not go-karts.
 - Chris made a motion that general liability insurance proof be required for all vehicles that can be registered on the streets, and all other moving vehicles that are not battery operated and are over 49cc's (ATV, UTV, Dirt Bike, Go-karts...). Trei seconded. Unanimous approval.
Resolution 20231209-001
 - Wildwood will send a US mail letter to all lot owners indicating the new policy
 - To help ensure that only valid lot owners and family members get automobile stickers, going forward when registering vehicles for automobile decals, the lot owner must certify eligible family members. This can be done by the lot owner listing all eligible members on the vehicle registration form themselves, or the lot owner must get stickers for other eligible family members if the names are not pre-registered.

- Board will send a copy of the vehicle registration form with the letter indicating insurance requirements
 - Trei Made a motion that a new \$500 fine per incident/vehicle be incorporated, penalizing lot owners that misrepresent an individual as being a valid family member for purposes of acquiring vehicle decals, ATV/UTV decals, or gate access cards. Bill seconded. Unanimous approval. **Resolution 20231209-002**
 - Board indicated that ATV tags will not be sold at the guard shack until 4/1/2024
- Bylaws & Covenants
 - Bylaw 8.1.2 indicated there will be a C&B committee governed by a Charter. There are no Board members volunteering to work on that committee. Committee will be paused until the appropriate number of volunteers join
 - Board will re-address every month to see if any Board members volunteer

Maintenance Update

- Discussed certification of the water. There are concerns with the vendor currently providing testing and certification. Lonnie will research alternatives
- Board indicate we should also certify an employee as a water operator
- Board advised Lonnie that changes to the doors at the clubhouse have been approved. Should be complete by 3/1/2024
- Discussed opening the Recreation Room. Should open after the clubhouse bathrooms are opened up
- Discussed the water hole at the clay pits. Lonnie indicated it may be taken care of now. If not, Board asked to fill it up, drain it, or put barriers around the hole
 - Lonnie indicated a need for a new mower this year. Should replace the older of the two. Will cost about \$14,000. Lonnie to provide some more accurate estimates
- Crow Lake Improvements
 - Discussed a need to dredge the island out of Crow lake. He has concerns that it can eventually cause damage to the dam. Larry discussed options. Cost would be approximately \$2500 an acre to do the survey, which would provide the information needed to provide a bid to resolve the issue. Could potentially build the sand beach at Crow Lake at the same time. Trei made a motion to move forward with the survey. Chris seconded. Unanimous approval. **Resolution 20231209-003**

Executive Session

Joint Park Council/Board Meeting

- Stated at 10:00 am
 - Went around with introductions for new attendees
- Finance
 - Received 2024 requests PC budget of \$2,400. BOD will review
 - Reviewed Balance Sheet as of 12/30/2023 and the Year-to-Date Profit and Loss
 - 36 Deer Hunters Registered for the hunt this year
 - CIMR up \$25,000
 - Cash on Hand \$100,000 down
 - Pool balance down \$26,000 in principle, Continuing to double payments. Balance remaining is \$142,000
 - Assessments targeted to go out on 12/20/2023

- Payments due on 1/1. Interest starts accruing after 1/31
 - Have until 3/31 without losing the right to vote
 - A \$25.00 late fee is also due after 3/31
 - Currently working on property taxes. Usually around \$20,000
 - Robyn indicated maintenance has started on the fence coming into the park
- Bylaws and Covenants Update
 - Bylaw 8.1.2 indicates there will be a C&B committee governed by a Charter. There are no Board members volunteering to work on that committee. Committee will be paused until the appropriate number of volunteers join
 - Board will re-address every month to see if any Board members volunteer and may readdress the current Charter
 - A lot owner expressed concerns about no Board volunteers. The Board indicated that it's a volunteer role and people can't be made to volunteer
 - Discussed Park Council potentially making updates to the Charter and submitting to the Board for approval. The Board will put it on the next agenda
 - Park Council asked for an at large C&B member to be assigned by the Board. Park Council will provide recommendations
- Club Updates
 - No updates
- General updates
 - Trei reviewed the following new resolutions:
 - General liability insurance proof be required for all vehicles that can be registered on the streets, and all other moving vehicles that are not battery operated and are over 49cc's (ATV, UTV, Dirt Bike, Go-karts...). Unanimous approval. **Resolution 20231209-001**
 - When registering a company vehicle, a license must be provided to ensure the person registering is a lot owner or valid registerer
 - A new \$500 fine per incident/vehicle, be incorporated, penalizing lot owners that misrepresent an individual as being a valid family member for purposes of acquiring vehicle decals, ATV/UTV decals, or gate access cards. Unanimous approval. **Resolution 20231209-002**
- Questions & Answers
 - A lot owner asked about the need for titles/bills of sale for ATV/UTVs... Board indicated that this requirement has been rescinded. The proof of General Liability insurance will suffice
 - A lot owner asked if guests have to provide insurance each time the register a guest vehicle, ATV, UTV... Board indicated they do, to ensure they're still covered
 - A lot owner asked about number of fate cards available when lots are deeded differently. In that case, each deed is eligible for 4 gate cards
 - A lot owner asked who can approve building permits. Board indicates only the Co-Chair and Chair of the Buildings committee. PC or Board members can be the second signature
 - The Natural Resources Chair asked to deny approval to cut any tree that is already marked in paint, which may lead to the believe it's already approved. Board indicated they will discuss
 - A lot owner asked about funding for fish in the lakes. Board indicated that Natural Resources is charged with stocking the lake. Natural Resources should submit a funding request
 - A lot owner recommended we only stock with feeder fish this year

- A lot owner asked about adding a chemical to control algae in the lakes. Board indicated they will discuss, but do not perceive it as probable
- A lot owner asked why people can leave their lot but remain in the park and not get a fine for leaving a fire unattended. Board indicated that this was determined a while back, following state campground policies. Board agreed to look at this policy again
- PC indicate they are working on a proposal for a potential dog park
- Trei made a motion to adjourn at 11:12. Chris seconded. Approved


Old Business

- Tabling new project discussion until we decide on the Crow Lake Improvements

New business

- Park Council sent an email asking about changes to the tickets. They asked for a carbon copy being sent to PC. BOD indicated that tickets are confidential. Process will not change
- Park Council also asked about reflectors at the entry to the park driveway. Board agreed and will do as a part of the fence upgrade
- Turkey Park comfort station benches need silicone over the bolts to keep people from getting hurt
- Property taxes – Board discussed that we are ready to pay current property taxes. Board agreed to pay now
- Discussed property taxes for lots owned by individuals but still deeded to wildwood. Trei made a motion to add a \$25.00 handling fee to account for Wildwood expenses to rebill property taxes to lot owner. Bill seconded. Unanimous approval. **Resolution 20231209-004**
- Discussed burn permits for times when the store is closed. Burn permits can be obtained from the guard shack when it's staffed
- Discussed Charter for the C&B Committee. Will be discussed in the January meeting

Bill made a motion to Adjourn, Larry seconded. Meeting adjourned at 12:49 am



Respectfully submitted Board of Director

- Chris Oliver, Secretary