

Wildwood Lot Owners Association  
Board of Directors Meeting Agenda  
November 2, 2024

Came to Order at 08:00 hrs

- Present: Trei Irwin, Bill Tisher, Danny Payne, Richie Haefner, Scott Binggeli, Bruce Studley
- Absent: No absences

Richie Haefner opened with prayer

Pledge of Allegiance

Motion to approve October minutes by Bill, Trei seconded passed

**Treasures report:** Bill gave treasures report.

Transfer money from CIMR to checking account.

Bill and Trei met with insurance broker last week.

Looking at assigning account numbers to all lot owners.

Discussed verbiage on ballot saying 2024 and not 2025. Assessment will take effect in 2025 and cannot be raised again until 2027 if passed,

\$161 made on ice machine for month on October, Trei made motion to move ice machine inside to keep from freezing and seconded by Larry. Passed.

**Security:** Looking at added more storage to surveillance cameras

**Maintenance update:** Lonnie said water faucets going to minimum \$475

Trei made a motion to increase cost of holding tank install to \$3000 Bill made second, passed. Larry abstained from vote.

**Store update:** No updates.

**New business:**

Ballot counters for Dec 7 Bill Tisher and Larry Sims from board, park council Tanya Binggeli, Larry Schneider, at large Diana Creamer and Julie Horton.

C&B committee only to meet once attorney gets back with information, Trei nominated Larry and Richie and Bill seconded.

Discussed a new Infrastructure and Building committee consisting of 2 board members and 2 park council members and 1 at large lot owner for ideas for getting projects completed.

**Park Council:** Meeting started at 1025 hrs.

Introduction of new pc members

Finance: Bill transferred \$30,000 from savings to checking account and \$40,798 for CIMR

Bill advised that he is meeting with the accountant next week.

Jessica Caldwell made a spreadsheet report of park financials to make easier for people to understand offered it to the board to review.

Jessica Caldwell wanted questions asked to accountant about mileage cost. Bill advised security gets mileage for their vehicles along with Trudi and maintenance workers for going to town. Council asked why security can't just use wildwood vehicles.

Bill explained about the raise and cost in insurance for the park. Trei explained due to accident in park insurance company dropped us and other insurance companies look at us as high risk. Wildwood only paid \$5,000 deductible everything else paid by insurance company.

Discussion about the disclaimer form signed by lot owners

Question asked about laundry pays for lease agreement and what is paid which Trei said it was about \$800

Question about discount of multiple lots is grandfathered if purchased before 2021 after that date no discount on multiple lots.

Question about date on the ballot Trei said contacting attorney for legal answer.

Question about other methods to pass information other than Facebook.

Bill advised board members approved fine schedule

Explained about maintenance schedule for wildwood vehicles. Richie answered

Action plan if assessment does not pass Trei explained this if it did not pass we would not be able to do additional projects and it is unknown if anything would be cut in 2025 at this time.

Lot owner asked about holding tanks, it was explained that if we have full time living there would be no chance of getting holding tanks on lots that don't currently have them. Explained the language on the ballot that if you are a lot owner before Jan 1, 2025 you would be grandfathered in for full time living.

Lot owner asked about saving money and getting rid of certain tasks like dust control. Trei said spend money on grading and rock or dust control either way spending the same amount of money.

Joint Park Council/Board meeting adjourned at 1140 hrs.

Board reconvened at 1212 hrs.

### **Executive Session**

#### **Old business:**

DNR no update

Web site hoping to go live at the first of the year.

#### **New business:**

Approved changes to fine updates

Lot owner asked for an extension to pay assessment with possible assessment increase Trei will contact lot owner about potential payment plan.

Trei made motion to remove Robyn Overly from Callaway bank Checking and Savings and Central Bank savings Larry second, passed

Trei made motion to remove Bill Griffith from safe deposit box. Larry seconded, passed.

Trei made motion to add Bill Tisher and Danny Payne to Central Bank savings account, Callaway checking, savings and safe deposit box Larry seconded, passed.

Look at new policy for work orders

Motion to adjourn by Bill seconded by Larry. Unanimous approval.

Meeting adjourned at 1300 hrs.

Respectfully submitted Board of Director  
Scott Binggeli Secretary