

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2014

Meeting called to order at 8 AM by President Ron Maietta.

Present: Ron Maietta, Tammy Spyers, Stan Altman, Chris Wisniewski, Ron Leibach, and Bert Konle.

Absent: John Haynes

Resolution 01/04/14: Bert made a motion to accept the March minutes. 2nd by Ron M. Motion passed unanimously.

We have not received any new letters from DNR.

A discussion was held regarding the agenda for the May Lot Owners Meeting.

Resolution 02/04/14: Chris made a motion that we buy waterproof boxes for the security cameras at a cost of \$ 10 each. We will need 5 of them. Ron 2nd. Motion passed unanimously.

A discussion was held regarding pricing for Wildwood Services and pricing of materials we purchase to do jobs. Chris brought up a good point about keeping stock on hand at a lower cost. Bill's suggested Wildwood Services price adjustments are approved by the BOD.

9 AM The BOD met with lot owners regarding permanent residency. The lot owners left the meeting at 9:20 AM.

Bill will add a section to the permanent residency application that states ONLY the applicant and their approved spouse or partner are covered under the application.

Dean Bryan joined the meeting at 9:20 AM.

- We have hired a housekeeper and the pool staff for the summer.
- Dean is working on the roads.
- He has bids on fixing the concrete wall (pouring a new wall against the old one) and fixing the cracks in the decking. We will have to move the piping and electric prior to pouring the new concrete.
- **Resolution 03/04/14:** Ron M made a motion to patch the pool wall this year for the \$ 1,000 bid. We do realize this is a temporary fix, but we do not have the \$ for the permanent fix at this time. Bert 2nd. Motion passed unanimously. Stan suggested filling the cracks ourselves with epoxy until we can do the permanent fix. Ron M can get the epoxy for Dean.
- A discussion was held regarding draining the pool.
- Dean got a bid for \$ 500 to tear up the old concrete and replace it at the gate. Other bids were over \$ 11,000.
- Regarding the electrical repairs in the pool room, Dean estimates we can get it done for a couple hundred dollars. Hank Short has offered to donate his time to help with the repairs.

- The BOD gives Dean the discretion to fix the cracks in the steps as he sees necessary until we can afford to permanently repair the pool.
- Debby will supervise and train the pool and housekeeping staff. She will relay any issues to Dean.
- Clubhouse Repairs: Dean works on it as time allows. It's really rough around the fireplace. Dean had to rip the seams back and put more screws in. The contractor only put ½ " drywall on the centers. It was a mess and is very hard to repair.
- Ron M asked Dean what he needs from us at this time. Workers are hard to find for what we can pay them. We need a qualified operator with a CDL. Bill and Dean will take care of hiring an operator with CDL qualifications.
- Bert would like to discuss something while Dean is in here. Bill is the Park Administrator and Dean is the Maintenance Manager. They do have the authority to run this park as they see fit, with a \$ 500 emergency spending limit. The BOD agrees that Bill has the authority to run this park. Bill has to inform Ron M, the BOD President, and Ron M will inform the rest of the BOD.
- Bert brought up security needing to drive around the park and check for leaks and make sure all doors are locked again.
- We are going to look into using community service individuals to help clean up the park. Dean would be in charge of them.

11 AM Tom, the Engineer, and Curt Warfield joined the BOD meeting.

- Tom presented the BOD, Bill and Dean with the proposal to DNR for repair of the well house.
- Tom is suggesting two 8,000 gallon tanks. We could shut one down in the winter months.
- Tom would like to submit the proposal to DNR by the end of the month.
 - Curt thinks they will be satisfied.
 - We can start pricing tanks now, but don't purchase anything until the proposal is approved. That should take less than 30 days.
- We could upgrade to two 10,000 gallon tanks if it was cost efficient. We would not need to alter nor resubmit a proposal if we went bigger.
- Curt brought up the pool. He handled our pool permit renewal and he feels they are going to be tougher on us in the future.

Tom and Curt left the meeting at 11:45 AM.

12:30 PM The BOD met with Internal Affairs Representatives Jim Bumpus & Trudi Elliott

- Jim and Bill mailed out the letters to the individuals suspected of living in Wildwood without approved permanent residency.
 - The letters were mailed March 25th, so they have until April 25th to move out of the park prior to being fined \$100/day.

At 1:10 PM Park Council Representatives Hope Berhorst, Dwayne Overly and Cindy Tanner joined the meeting.

- Two Park Council Representatives have resigned. Chris Bayless and David Hollingsworth have submitted resignation letters. Scott Heppermann gave a verbal resignation but still needs to submit written resignation.
- Ron Tesson replaced Chris on the CIMR Committee.
- Cindy Tanner is now co-chair for the Financial Committee.
- Hank Short and Mike Woolley are the new Sergeant at Arms.

Questions from the Park Council to the BOD:

- Are there plans to mark the culvert on the edges and when will it be completed?
 - Mother nature needs to jet it for us. Per Stan, we do need to get the temporary road out of the way. Bill will ask Dean to pick up two reflectors for the road.

- Where are we on the building codes?
 - They have not been approved. The BOD is recommending that the Park Council make their recommended changes and resubmit it to the BOD for approval. Chris gave Dwayne a copy of the draft.
- What about the pool motor?
 - Hank and Dean need to get together on this.
- There was a list of old buildings given to the BOD saying they are in disarray. What is the BOD doing about it?
 - Our focus is with DNR and the Water at this time.
- When will it be done and how?
 - It will be done correctly. It was/is a mess and it is being fixed correctly as time permits.
- When are we getting the cigarette butt can for the clubhouse?
 - Jim will take the one from the maintenance office to the clubhouse.
- What about Billie the goat?
 - We will try to get it taken care of.
- What about the crack in the pool – when will it be taken care of?
 - We approved a bid today to fix the crack for \$ 1,000. This is a temporary fix that will get us through the next few years. Ron is donating epoxy to fill the cracks in the decking.
- What is the definition of action unbecoming a Park Council Member?
 - We will get back with you.
- Why is there a waiting list for mailboxes for permanent residents?
 - Bill put a stop to it because we had too many. The only way you can put up one now if someone gives up theirs. DNR noted that each of those belong to a permanent residence, thereby causing us compliance issues.
 - We will not be putting up any more mailboxes at this time.
- Will lot owners be allowed to put swimming pools on their lots?
 - **Resolution 04/04/14:** Ron M made a motion that no pools above 20 gallons will be allowed on a lot owner's lot. Bert 2nd. Motion passed unanimously.

Park Council left the meeting at 1: 45 PM.

It was suggested that we only allow approved permanent residents to have mailboxes. Only 26 are approved.

1:55 PM The BOD met with lot owners regarding their past due balance. The lot owners left the meeting at 2:15 PM.

2:20 PM The BOD met with a lot owner regarding permanent residency. The lot owner left at 2:50 PM.

3 PM The BOD met with Dean Bryan and lot owners regarding work being done on their lot by Wildwood Services. They left the meeting at 3:25 PM.

\$ 27,741.33 is being put in the DNR fund, formerly PIRA. \$ 42,414.80 is going to the CIMR fund at Bank Star One. The CIMR fund had \$ 37,091.31 and the CD is \$56,332.09. The total for CIMR now is \$ 135,838.20. We should have another \$20,000 more to be placed in CIMR when the assessments and fees are paid.

Ron M would like to get bids on logging some of our mature trees to pay for the water tank solution versus sending out a special assessment to pay for it. We would like to get opinions on what should be done with our timber to manage it properly in order to keep our woods healthy. Tammy will get 3 companies to come in and give us bids.

Tammy brought up the 120 day past due accounts and why they were sent to a collection agency prior to sending a 30 day warning letter from Wildwood, as approved by the BOD. This will be tabled until next month.

Resolution 04/04/14: Tammy made a motion to adjourn the meeting at 5 PM. Ron L 2nd the motion. Motion passed unanimously.

Respectfully Submitted by the Board Secretary



Tammy Spyers