

Wildwood Lot Owners Association

Board of Directors meeting minutes April 14, 2018 part 1

Present: Trudi Elliott, Robyn Overly, Tami Kiso, Randy Hudson, Hank Short, Tammy Spyers

Absent: John Haynes

Called to order at 8:03 by Trudi Elliott. Trudi let in prayer, and pledge of allegiance.

The Board reviewed the March minutes. Trudi made motion to accept the March minutes; Robyn seconded; passed unanimously.

Lonnie join meeting 8:35;

Trash service; \$8,700 annual savings. New dumpsters in for the 6 yards up front. Also clean month \$326 for additional dumpsters. Dumpsters must be relocated at the front gate area. This will make them visible by security cameras as well.

Status of holding tank indicators as of the meeting is:

- 40 lot owners put in an inspected
- 50 lot owners have bought
- 25 wildwood services put in
- 60 on list wildwood services to install

Lonnie needs to place ad for Part-time pool.

DNR Timeline and progress was reviewed.

Liquor license fee was given with renewal of application and Robyn Witt was instructed to mail it in a Wildwood envelope.

The board reviewed the budget in great detail to determine amount needed for each lot in a special assessment. \$125 figure was determined to be appropriate to cover things other than DNR. Discussed that any DNR items for this year could come from CMIR fund.

The Board joined the Park Council meeting shortly after 10 a.m.

Council questions/discussion

1. Will holding tank pumping now happen seven days a week since when monitor goes off. Yes, if monitor goes off the tank will be pumped and no additional weekend charge.
2. Shoot range recommendations were discussed.
3. Swimming pool inclement weather policy was reviewed prior to Board arrival. Park Council recommends accepting the policy.
4. Tami Kiso, updated on status of switch from North Callaway Fire District to South Callaway fire district. South Callaway board has approved our request, and taken information to their lawyer. The lawyer requested additional information from the board, and the board is working on getting this information for them.
5. The board discussed a proposed change to the dumpsters. Moving dumpsters to the front gate area will save \$8,700 per year over current costs. This will also make dumpsters on security camera. There were no objections to the proposal. The board will continue discussion and make recommendation.
6. Financials were reviewed. Discussions of changes that were being made. Liability insurance increased \$1,600; In process of getting additional bids on workman's comp insurance. Auto insurance decrease of \$600; Pool down payment of \$13,000 has been made.

7. Board presented to Park Council the \$125 per lot special assessment, and the bases of budget review, costs savings and increases for this calendar year. Discussion included mostly positive reviews, but was also some opposition. Questions on why the assessments could not just be changed, current litigation prevents changes to our bylaws and covenants.

The board returned to the board room at noon.

Respectfully submitted Board of Director

A handwritten signature in cursive script that reads "Tamera Kiso". The signature is written in black ink and is positioned above a solid horizontal line.

Tamera Kiso

Wildwood Lot Owners Association
Board of Directors Meeting
April 14, 2018

Meeting called to order at 8:03 am by Trudi Elliott

Present: Trudi Elliott, Tami Kiso, Randy Hudson, Robyn Overly & Hank Short

Ascent: John Haynes

Minutes begin at 12:00

Employee manual – Trudi to review and consolidate the two existing policies into one current policy and present for approval.

Special Assessment – the board discussed with and received agreement from the park council to propose a \$125 special assessment. Board discussed authoring the document.

Pool inclement policy: Park Council presented inclement weather policy. Board discussed verbiage for sign. Trudi made a motion, Hank 2nd, to adopt the policy presented by the park council.

Resolution 20180414.01

Ice pricing: Effective May 15 we have a price increase from the supplier. Our prices effective May 15 are \$2.00 for the small bag and \$4.50 for the large bag.

Park Council proposed shooting range rules. Lonnie has sought pricing for a sign containing the Missouri statutes on firearms & alcohol. Tami can have a sign made for \$15.

Park Council requests the following: Possession of alcoholic beverages and illegal drugs are prohibited on all ranges and associated parking lots. No warning and an automatic \$250.00 fine will be assessed for violations. Hank made a motion, Tami 2nd, resolution to accept the park council's recommendation.

Resolution 20180414.02

Recapped agenda

Hank questioned our procedure for validating ownership of ATV/UTV's.

Randy inquired about current window stickers not on vehicles.

Motion to Adjourn by Trudi. 2nd by Hank

Respectfully submitted Board of Director



Randy Hudson