

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 9, 2014

Meeting called to order at 8:00 AM by President Ron Maietta.

Present: Ron Maietta, Tammy Spyers, John Haynes, Chris Wisniewski, Ron Leibach, and Bert Konle.

Absent: Stan Altman

Resolution 01/08/14: Bert made a motion to accept the previous month's regular minutes. Chris 2nd. Motion passed unanimously. Tammy abstained from the vote as she was not at the July meeting.

Resolution 02/08/14: John made a motion to accept the executive minutes. Ron L 2nd. Chris stated he was not in the room when an employee was discussed, so he abstains from voting on this. Ron Leibach, John, Bert and Ron Maietta voted yes to accept the minutes. The motion passed. Tammy abstained from the vote as she was not at the July meeting.

Hope Berhorst, Park Council Chairperson, and Trudi Elliott, Internal Affairs Co-Chairperson, joined the BOD meeting at 8:10 AM. A discussion was held regarding the ballot for the upcoming election. It was decided that the candidate in question meets all of the requirements to run, and we do not need to seek legal counsel on this issue. Hope stated that when she was on the BOD 95% of the time when they made decisions they were dealing with personal issues that affected everyone. There is no way the BOD can say they don't make decisions that affect them personally. Hope does feel the 'hole needs to be plugged', but there is nothing that says the candidate cannot run for the position and it is a waste of time to send it to the attorney. Trudi stated that she agrees that the candidate meets all of the requirements and we should not seek legal counsel. Hope and Trudi left the meeting at 8:55 AM.

Resolution 03/08/14: John made a motion for the Board of Directors to proceed with adding a nepotism policy in the Covenants and Bylaws. Ron Maietta 2nd. All directors are in favor, except for Tammy. Motion passed.

Dean Bryan joined the meeting at 9:30 AM.

- Kurt said he should have dollar estimates in two weeks regarding the water tank(s).
 - We need to tear the existing well house down and be prepared to move forward prior to the water tank(s) arriving.
- We passed our latest DNR inspection, and it was noted by our water consultant that this was the best inspection he's ever seen in Wildwood for DNR.
- A discussion was held regarding replacing the gate system. Dean thinks we should plan on taking the gate down for two days, but hopefully it will not take that long.
- A discussion was held on the cameras. We need to research getting new cameras that are maintained by the company that sells the system to us. The current system was inexpensive, but it is not meeting our needs nor our expectations.

Dean left the meeting at 10:15 AM.

A discussion was held regarding the procedure for tickets written in the park by security personnel.

John and Bert will be counting the votes for the BOD regarding the ballot sent out with the informational meeting letter.

We will be bidding on lots this year that are going up for sale at the delinquent tax sale at the courthouse. Per Bill, we do have the money to bid on the lots but he suggests that we bid on a lot only if no one else makes a bid on it. The maximum amount we will spend at the auction is \$5,000 total.

Ron Maietta suggested we show lots for sale by private individuals and charge a fee. Bill would like to clarify that you do not need a real estate license to show the lot as long as you don't negotiate price nor handle any of the paperwork.

Park Council joined the meeting at 11:55 AM. Robyn, Duane, Lisa B, Hope, Trudi and Jim.

Questions from the Park Council to the Board of Directors, read by Hope:

- Payroll is higher this year. How many people are in maintenance?
 - We were at bare bones with staffing last year due to a lack of funds, so you need to go back and compare it to years past.
- Why does the BOD not meet with PC anymore? The PC feels it is important.
 - It is a time issue and we do meet with the chairpersons every month.
 - The BOD will plan to go to PC next month.
- Regarding the ballot – how is it recognized that the ballot is legal? Just the Bylaws is mentioned in the ballot, but not the Covenants. The Covenants supersedes the bylaws.
 - We will contact the attorney - again.
- Duane mentioned the vote in 2009, where it failed.
 - Ron would like to open the ballot box.
- The ballot return envelope is not numbered. It must be numbered according to the Covenants and Bylaws.
 - We have done it the same way for the last 10 years and no one has complained until now.
- Why wasn't the ballot/vote mentioned in the BOD minutes and why was it mailed at an odd time of the year?
 - It was mailed with the informational meeting letter, to save money.
- When are we counting the ballots?
 - We need to contact the Steedman post office to see when they're open.
 - The idea is to pick them up Saturday after the Sunday deadline, and count them after the informational meeting.
- Which Fire Department is over Wildwood?
 - South Callaway will answer the call, but the park (past the marquee) is in North Callaway's jurisdiction. Before the marquee is South Callaway's jurisdiction.
- A motion was made about the Covenants and Bylaws Committee.
 - That was a one-time committee, but the BOD is ok with a new, temporary and as needed, committee made up of PC and BOD members.
 - The BOD will look into having law student(s) research and make the appropriate changes to the Covenants and Bylaws, as they were historically voted on.
- Duane – on the building codes, regarding the fees - we enter into a liability issue if we collect money.
 - Take the fees out of the proposed building codes.
- Freda has resigned from the Park Council.
- Regarding the water contamination levels at Ameren UE, can we ask for our water to be tested?
 - We will ask our water consultant.

The Park Council representatives left the meeting.

A discussion was held regarding documentation attached to an application for permanent residency. The driver's license was altered to make it appear that the applicant met the age requirements. Our attorney states that the permanent residency could be rescinded by a vote. The right was gained via fraud. The information will be presented to the lot owner and he will have 14 days to respond.

A lengthy conversation was held, and it was decided to get further clarification from the attorney on the issue before presenting it to the lot owner for his 14 day response.

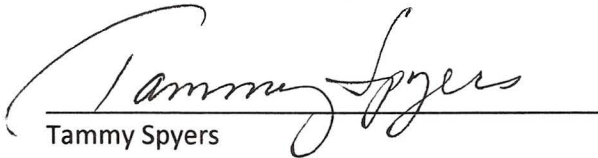
Bill Griffith gave us an update on where we are financially at this time. Kurt is thinking we can get two tanks and the new well pump for under \$100,000. We were hit hard on insurance premiums in June and July. We have brought in \$8,000 from UE, and will hopefully get another \$20,000 this year. We went over the budget with Bill and looked closely at any expenses that are over budget.

The BOD met with a lot owner at 5:15 PM regarding a number of issues he has concerns about. The lot owner left the meeting at 5:40 PM.

A lengthy discussion was held regarding the ballots to change the voting process. John would like it noted that is he very concerned about Bylaws Article 4.4.1, and that he is against this ballot.

Resolution 04/08/14: Tammy made a motion to adjourn the meeting at 6:10 PM. Bert 2nd. Motion passed unanimously.

Respectfully Submitted by the Board Secretary


Tammy Spyers