

Wildwood Lot Owner's Association
Board of Director's Meeting
August 8, 2015

Attending: Lisa Bryan, Bert Konle, Ron Tesson, Tammy Spyers, Ron Maietta, John Haynes, Stan Altman

Resolution 01/08/15: Bert made a motion to approve the minutes as written. Ron T 2nd. Motion passed unanimously.

A discussion was held about why our workmen's compensation insurance increased.

The ballot was discussed. Tammy stated she had talked to Tom Riley as agreed upon by the board in the July meeting. Riley stated there might be a conflict of interest with him representing Wildwood since a group of lot owners had contacted him recently over an issue. Therefore, Tammy was unable to get a second opinion on how to count the votes from him. He is unwilling to represent Wildwood on a permanent basis due to all of the drama. He is going to check his records and determine if he has a conflict of interest. If he does not, he will consider dealing with this one issue for us.

Ron T stated he has an issue with the number of votes for the upcoming ballot.

Resolution 02/08/15: Bert made a motion to make a change in the new bylaws that lot owners can only run for board or Park Council and not both. John 2nd. Bert, John, Stan, Ron T and Lisa voted yes. Ron M and Tammy voted no. Motion passed.

Resolution 03/08/15: Tammy made a motion to approve the 2015 ballot with the corrections. Bert 2nd. Tammy, John, Ron M, Bert, Stan, and Lisa voted yes. Ron T voted no. Motion passed.

Resolution 04/08/15: Ron M made a motion to approve having lot owner, Steve Thomas, create a memorial for lot owners who have passed. We will get a bid prior to approving any costs. Lisa 2nd. Motion passed unanimously.

Dean Bryan and Bill joined the meeting at 9:28. Dean showed pictures of the concrete blocks and cable installed at the spillway to keep people from riding down into the spillway from the big lake. Dean presented an additional bid for having the trails repaired. This bid was \$2,000 from Curt's Construction LLC. We now have three bids: 1) Kevin Rackers; 2) George Schulte; 3) Curt's Construction.

Resolution 05/08/15: John made a motion the trail repair be done for \$2,000 by Rackers as long as the money comes from CIMR. Lisa 2nd. Tammy, John, Ron M, Stan, Ron T, and Lisa voted yes. Bert voted no because Rackers lowered their bid to meet the others.

As of 9:34 AM August 8, 2015 Bill stated we will not have to get a loan to get through the year but will have to use 2016 assessments.

Bill will be depositing \$386.78 into the Bank Star One account for CIMR fees collected. He will be depositing \$258.26 into the Callaway Bank account for the DNR fees collected.

Dean left the meeting at 9:45 to meet lot owners.

A discussion was held regarding the proposed bylaws and covenants. Tammy wants the board to review them before they are turned over to a committee. Many items are currently in the wrong documents. The board agreed to meet next Sunday at 8 AM to begin the review. Lisa will create a charter for the Covenants and Bylaws committee that will be formed to review the proposed changes to the documents.

The board met with PC at 10:30.

Tammy reported 3 bids were received for trail repair and the board planned to ask CIMR for the money to have this work done.

The covenants and bylaws review and committee were discussed.

PC Questions:

Guest ATV plates – Ray showed a plastic plate that is suggested to be used instead of the metal ones. The suggestion is the guest lot owner # and the effective date would be written on the plate. Going forward it was suggested the guest plates be a different color. The board will discuss with Bill.

New parking at spillway – should it be handi-cap parking? Several tickets were written due the no parking sign still be up. A lot owner donated the culvert pipe to widen the parking for 4 wheelers. The sign was not taken down when the culvert was installed. A new sign should be created stating the parking is for ATVs only.

Suggest the board check the fax machine for proper time. Tammy stated this has been done.

Due to some pettiness on the ballot issue, PC suggested the order of candidates be drawn by lottery. Tammy stated the 2015 ballot has already been approved. We will add this to the bylaws and covenants review.

An issue was brought up about some electric receptacles in some of the comfort stations. Jim had pictures of an exhaust fan in Deer Park comfort station that requires repair. Jim also had pictures of a toilet seat that did not perfectly fit the toilet bowl. Debby stated the seat was replaced because that was the only one that was in stock at the time.

IA received a complaint about a dock on Doe Lake. Tammy stated letters have previously been sent telling people to remove them. Carol Mueller stated the dock belonged to a different lot owner at one time but came loose and floated to the opposite side of the lake. The board will discuss.

Patty asked if the board had any luck talking to Tom Riley about getting another opinion on the vote issue. Tammy related her earlier comments about the conversation she had with him.

Patty asked the status on the DNR issue. Tammy stated we had changes made to the abatement agreement. DNR agreed to the changes we made. The agreement is not yet signed but we are very close. She also stated the board wants to replace our current engineer. She stated the DNR fees will be reviewed for 2016 assessments so lot owners can expect the fees to continue and possibly increase.

Margaret asked how the park knows what is being dumped by campers or blue totes. Tammy stated that question has been asked. Ron T stated we are trying to track as closely as possible to be in compliance. A log is kept by lot # and gallons.

Stan left the meeting at 11:30
The board meeting resumed at 11:37.

The temporary ATV tag issue was discussed. Some questions came up about how long they should be valid.

Resolution 06/08/15: John made a motion that guest ATV tags be issued for a maximum of 7 days and be yellow. The tag will have the lot number of the hosting lot owner and the expiration date clearly written on the plate. Ron M 2nd. Motion passed unanimously.

Resolution 07/08/15: Lisa made a motion all 6 of the paddle boats be sold for \$250 each. Ron T 2nd. Bill suggested a sign be posted on the gate. Motion passed unanimously.

The life jackets will be sold separately.

Lots coming up on the courthouse steps were discussed. P57 – lot is coming up on courthouse steps. Rock has already been put on the lot which is adjacent to another lot owner.

The PC members of the CIMR committee met with the board at 12:59. The \$2,000 to repair the trails was requested. Jim made a motion to approve the funds; Trudi 2nd. Motion passed unanimously. The remaining \$20,000 to pay for the well repair was requested. This was the money used to replace the pump. John made a motion to reimburse the general operating fund for the \$20,000; Trudi 2nd. Motion passed unanimously. Ron M made a motion that March 31, 2016 when the DNR fees have been collected, the CIMR fund be reimbursed the \$20,000. John 2nd. Motion passed unanimously.

CIMR left the meeting at 1:27 PM.

Mark McDonald joined the meeting at 1:29 PM. Several issues were discussed. The new building codes may be ready within the next 30 days.

Mark left the meeting at 2:16 PM.

The lots for sale on the courthouse steps were discussed. The back assessments owed on the lots that will be sold were discussed. The back assessments owed must be paid by anyone who purchases a lot in this manner.

Tammy made a motion to adjourn. Bert 2nd. Motion passed unanimously. Meeting adjourned at 3:01.

Supplemental Meeting 8-16-15

Attending: Lisa Bryan, Bert Konle, Ron Tesson, Tammy Spyers, Ron Maietta, Stan Altman, John Haynes

The meeting was called to order at 8 AM.
The DNR Abatement order was discussed at length.

Ron M made a motion we sign the agreement. John 2nd. Motion passed unanimously.

A previous vote was taken to hire Rocky Miller as the engineer. John made a motion we have Rocky bring a contract for board approval as soon as possible. Lisa 2nd. John, Ron T, Stan, Lisa, Ron M voted yes, Tammy voted no because we did not get another bid or speak to our current engineer; Bert voted no.

Respectfully submitted by Board Secretary, Lisa Bryan


