

**Minutes**  
**Wildwood Lot Owner's Association**  
**Park Council Meeting**  
**August 8, 2015**

**Members Present:** Dwayne Overly, Hank Short, Hope Berhorst, Jason Hake, Jeff Weislocher, Jim Bumpus, John Leykamp, Linda Haynes, Margaret Altman, Mark McDonald, Mike Woolley, Patty Clough, Penny O'Dell, Ray Lasley, Robyn Overly, Rose Leykamp, Sam Lasley, and Trudi Elliott

**Members Absent:** Carol Poeschel, Cindy Tanner, Greg Lauber

**Guests:** Carol Mueller, Brian Knipp, Donna Knipp, Debby Johnson, James Miller, Archie Alexander, Dave Hollingsworth

**Call to Order:** The meeting was called to order by Hope Berhorst, chair. A quorum was established.

**Approval of Minutes:** The July minutes were reviewed. Mark motioned to approve the minutes with corrections. Hank seconded the motion. Motion carried.

**Public Comments:**

LO Pheasant 109-110 received a letter stating he needed to move a trailer off his lot. The trailer was given to him by Bert Konle (trailer belonged to his daughter). Mark stated he had received complaints from neighbors about the trailer. Mark also stated Bert told him that the LO was told the trailer had to be moved out of Park. Hank had received a permit for second trailer for this lot. This issue had been discussed during the joint Board/PC meeting in June and Mark went out after the meeting to look at the trailer. Mark said the trailer has been fixed up. Hank also agreed the trailer was acceptable. The trailer had been moved before the second trailer permit had been submitted. Jim asked if he had receive a new member packet. He had not. Robyn suggested we need a process for old trailers. Trudi asked why the trailer had to be moved from the previous lot. Lot owner did not want trailer. Linda asked if a clean-up letter had been sent to previous owner. No letter was sent. John motioned to let both trailers stay in Park. Jim seconded the motion. Motion passed (15 in favor and 2 opposed).

Mike asked if the trailer had to be moved back 10 feet from the power pole. Dwayne stated this is just a suggestion. The power company has an easement and many lots would be useless if we tried to enforce this. John asked LO if there was a reason the trailer is so close to the road. LO is willing to move the trailer. Dwayne asked LO what his plans were to continue to clean up trailer. LO said he will put tires on camper and if the water is on (he is waiting to get water installed on his lot), he could have it cleaned (power-washed) by the end of the month. Mark will go back out in a month to check on LO's progress.

**Financial Report** – given by Robyn Overly.

- She gave a comparison of July 2014 to July 2015.
- \$50,000 less cash than last year.
- WW Services for 2014 was \$36,000 and is \$30,800 this year - \$15,000 is for pumping and \$6,800 is for gravel. Trudi asked if the figures are net or gross. They are gross.
- Income from Park Permits for 2015 is \$39,000. This includes income from decals, ATV stickers, holiday and weekend passes, and propane exchanges.
- Other Expenses include legal expenses (\$12,900) and Engineering (\$3,600).

- The current AR (60 days) is \$12,500.
- Other Income includes \$16,300 for camping and \$4,800 for storage unit rentals. Jims asked if the \$4,800 included the expected income from storage units or only what is paid. Only what is paid.
- Mike asked if any Wildwood lots were sold. Robyn was not sure.

John made a motion to accept the report as given. Patty seconded the motion. Motion carried.

**Internal Affairs Report** – given by Mark McDonald.

- Follow-up from last month's meeting regarding LO B41's fine for cutting down four trees: Natural Resources confirmed the trees were dead. Mark reported the lot owner was happy with the meeting and the process.
- Mark will meet with Board today to discuss past employee and issue with theft of plates. Employee has been banned from the Park indefinitely. Mark would like to get plates back and no refund on plates.
- Last month, PC discussed how to handle guest ATV plates. Ray had examples of what was used previously by Wildwood. Everyone agreed these were much better than using the metal plates.
- Mark reported the opening at the spillway (discussed at last meeting) has been blocked by concrete barriers and chains. He also reported another trail (near Crows Park Lake across the road from Chillin on the Hill) was found and has been blocked off.
- Dwayne asked about two tickets that were issued for no front plates. He asked Mark to check to see if they are from the same lot and if Mark could check all their vehicles to make sure two plates were on each vehicle.
- Fines issued for the month of June were \$1,575 and \$500 for July.
- Fine for boat with a 50 HP motor on the lake. Motor was being used but was not going fast. Robyn asked if we had a "no wake" rule. No. It is an automatic minimum fine of \$200.
- There were seven parking tickets written for parking on/near the boat ramp. Hope thought a lot owner had donated a culvert to extend the area and that they would be allowed to park there. Not sure if this has been designated as handicapped parking. (Question for the Board). The NO Parking sign is still there.
- Pool security wrote a ticket for foul language. This was a personal issue between the security person and the other person. Robyn stated that because it was a personal issue, it should not affect our decision. Jim asked what our Rules & Regulations state regarding the fine. It is a minimum automatic fine of \$100. Park Council felt the fine should stand and did not want to increase the fine.
- Mark stated he was handed the last three applications for board members before 4:30 p.m. on August 31. One of these applications was emailed and the other two were faxed in. Jim asked what the time stamp was. Trudi asked to see the apps for the time stamped. Mark said the fax machine in the office had the wrong time. There were several comments about clocks/fax machine being off. Hope stated Mark is our Internal Affairs chair and he confirmed the applications were handed to him before the close of the business day and we should accept his word. Trudi said Marie could not find Ron Maiettia's application and that she was at the office at 3:30 and the three applications were not there. Rose asked why she was checking on this since we have Internal Affairs for this job. John agreed Mark had done his job and we needed to accept his word. Hope asked if there was anything in the Bylaws and Covenants that say what order the candidates' names are put on the ballot. Hope made a motion for Park Council to make a suggestion to the Board that in future elections, candidates' names be placed on the ballot by the draw of numbers instead of the order in which they are received. Linda seconded the motion and it passed unanimously.

- Patty asked about a trailer that was drug (no wheels on trailer now) from one lot to another lot. The owner had received a clean-up letter regarding the trailer and moved it this lot which he also owns. Mark will check on this and send letter.
- Trudi asked about two "For Sale" signs. One in Deer Park and one in Robin. John asked if there is a fine for signs. No fines are in our rules and regulations.
- Jim asked if follow up letters have been sent out regarding clean up letters. Mark said letters have not yet been sent – the 30 days will be up shortly.

Jim made a motion to accept the report as given. Mike seconded the motion. Motion carried.

**Joint Meeting – Board of Directors and Park Council:**

Board Members Present: Tammy Spyers, Ron Maietta, Stan Altman, Bert Konle, John Haynes, Lisa Bryan and Ron Tesson. See Board Meetings for details.

**Park Council Meeting Resumed:**

**Environmental Report** – given by Dwayne Overly.

- Permits for 3 sheds, 1 RV port, 3 cabins, 1 addition, and 1 deck were approved.
- Trudi asked about the status of a building being constructed across from Ron Tesson's lot. Dwayne and John plan on talking to lot owner. We do not have any guidelines for securing portable buildings to the ground.
- John made a motion to add the following guidelines for solar panels and shipping containers to our Building Codes. "No metal shipping container are allowed on any lot for any type of structure. All solar panels are to be roof mounted. Panels mounted to campers/RVs are to be flush mounted with the roof line. Panels mounted to freestanding structures are to be mounted flush with roofline and not to exceed the peak of the roof." Dwayne seconded the motion. Linda asked if we have anything in place regarding replacement of "non-conforming" buildings and solar panels. They are grand-fathered but if replacing them (i.e. if a shipping container is removed), the new building would have to meet the current guidelines. The motion passed unanimously. Dwayne will get the changes added to the Building Codes and submit them to the Board.

Mark made a motion to accept the report as given. Patty seconded the motion. Motion carried.

**Natural Resources Report** – given by Hank Short. 35 trees over eight lots and one second trailer request were approved.

Penny made a motion to accept the report as given. Mike seconded the motion. Motion carried.

**Social Committee Report** – given by Rose Leykamp.

- John is trying to get a band or DJ for Saturday of Labor Day weekend.
- Penny confirmed she was handling the Fun Run and Hope confirmed she was handling the Kids Carnival on Labor Day weekend.
- John asked Penny if the Conservation Club was having the Harvest Dance. Penny said they were having the dance. John told her he had names of some potential bands if they needed it. Penny said she would let the Conservation Club know.
- Hope stated she and John had a conversation regarding whether the bands/DJs should be charged for a gate pass if they chose to spend the night. Hope had not heard back from the Board yet. Hank

motioned to let bands/DJs stay the night at no charge. Jim seconded the motion. Motion passed unanimously.

Mark made a motion to accept the report as given. Jim seconded the motion. Motion carried.

**Clubhouse Committee Report** – given by Penny O’Dell. Club House was rented three times. No problems with any of the rentals.

Rose made a motion to accept the report as given. Mark seconded the motion. Motion carried.

**Old Business:**

- Patty asked about the situation regarding the accusation of the pool security on Facebook. Several Park Council members thought this lot owner was going to attend today’s meeting. There is also an issue regarding the age of children being allowed at the pool without adult and what age can another child be to watch a younger child. Wildwood rule states “No one under the age of 14 is allowed in the pool area without adult (18+) supervision”.

**New Business:**

- Hank offered to check on the electricity in the office. The coffee pot and pizza oven cannot be on at the same time.
- John asked if an employee can run for Board or Park Council. An employee can run for Park Council but not for the Board.
- Mike motioned to change the automatic fine for having none or only one plate on an ATV/bike from \$25 to \$50. This would give more incentive to purchase the tags if the cost is higher than the cost of the tag. Some ATVs/dirt bikes do not have a place to put the large license plates and the office only has large plates. Dwayne asked if small plates have been ordered. Hank asked if he is in violation by putting the tags on the back of his bike without the plate.
- Margaret asked if the small motorized vehicles for children need tags/plates. If the vehicle is powered by gas, yes they do need to be inspected and have tags/plates. According to our Rules and Regulations: “Go carts and other low profile motorized vehicles shall have a permanently affixed mast at least 5 feet in length with an international orange flag having at least an area of 20 inches attached at the tip.”

John made a motion to adjourn. Mark seconded the motion. Motion carried.

Respectfully submitted by Park Council Secretary, Rose Leykamp

  
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