

Wildwood Lot Owner's Association
Board of Director's Meeting
August 13, 2016

Attending: Lisa Bryan, Ron Tesson, Robyn Overly, John Haynes, Stan Altman, Tammy Spyers
Absent: Bert Konle

Lisa led the group in prayer.

Resolution 01/8/16: Robyn made a motion to approve the minutes. Stan 2nd. Motion passed unanimously.

Resolution 02/8/16: Discussion was held about the tax sale at the county. The list of lots for sale was reviewed. A lien will put on the lots that owe us over \$100. Tammy made a motion a lien be put on those lots. Robyn 2nd. Motion passed unanimously.

A detailed discussion was held about the pool. Several issues have occurred this year and there are several variables that affect the water conditions. A few things were discussed such as the new well and the filters not being completely cleaned. The filters are only cleaned every few years and are probably due. Dean will get bids for sand blasting and repainting the pool for next year.

Dean met with the board at 9:27 AM. He will get the bids for the pool sand blasting and painting. We would also like other bids for items such as fixing the crack, a cover, new valves, a new filter system and any other items that might be necessary to bring the pool into good working order. Employee shortage was discussed. Several employees have quit recently. The bathroom conditions were discussed. The housekeeper quit but a new one has been hired. Complaints have been made, however, a housekeeper can do a great job but when lot owners or their guests trash the bathrooms, that's what people see.

Mowing was discussed. Dean has been short-handed. Dean left the meeting at 9:45.

Personal security cameras were discussed. The board will review a suggestion to purchase some for security.

Robyn reported the 2015 taxes have been filed, she has checked bank statements to be sure there is money in the accounts and she also checked the Secretary of State's office to be sure our annual registration and it is there.

Changes to the budget were discussed. Bill requested amounts be moved from one account area to others to keep the budget in balance. Those changes were approved.

John discussed having open meetings. He feels many of the accusations will be eliminated if the meetings are open. The options are having people attend or have the meetings recorded. Ron mentioned we do have a somewhat open meeting since we meet with PC.

Resolution 03/8/16: John made a motion the board consider some form of open meetings. No second was offered. Several board members felt they needed to think about it. Tammy stated we do post our minutes and we do meet with PC every month.

DNR Update:

Rocky Miller submitted the reports to DNR on August 2, 2016. Lisa discussed the time line with Erin Heidolph from DNR and received this:

The projected time frame is laid out in the AOC under paragraph I on pages 7-8. At the stage we are in right now, the engineering reports have been sent to the engineering section for review. They will assign the reports to an engineer who will review them and then most likely send a comments/questions letter to the Association and the engineer requesting the engineer answer whatever questions they may have about the report. It is very rare that our engineers wouldn't have any comments/questions on a submitted report so this is a normal step in the process. The engineer will then send a response back to our engineers for review. If there are further comments/questions, another letter will be sent and another response from Wildwood's engineer will be sent back to us. This will continue until all questions are answered, then a determination will be made. This could take months to complete as you'll see in the time frame laid out in the AOC, there is usually a 30 day response period allowed for response. Unfortunately, I can't give an exact time frame because there are unknown variables depending on what the engineers' comments/questions are. Thank you for attempting to field some of the questions that would otherwise come to me from lot owners. I do appreciate that effort very much since it is far easier to answer one email versus having the same phone call or email sent to me several times from several different people. Please let me know if you have any further questions.

The final reports have been posted to the Wildwood web site.

The board met with PC at 11:10.

Playground at the clubhouse needs to be inspected. Tammy said she will take care of them. Jamie said James will help. The horseshoe fund raiser may have some funds to replace. Lisa stated Lydia from Conservation Club said they would pay for the materials for new playground equipment, they just needed able bodies. Some picnic tables need repair. Volunteers will look into that also.

Can security cameras be purchased for the security staff. A complaint was written and over turned. Cameras could help. The board has already discussed this and will do some research. Jim Bumpus stated the Vivitar that Cintha owns takes good film. He said they have them on sale at Wal-Mart for \$40.

Can PC or the Board issue tickets? Tammy said we can write complaints.

Who can write tickets? Catherine Dean, who was not at the meeting, reported to PC that the executive members. Those in attendance could not think of a good purpose for that. Ron T stated Maintenance can report problems but not write tickets.

Can PC and Board inspect ATVs? John H stated some board members do it to help out when Security is not available. Ron T said the office was allowed to do it at one time. He said the office staff only issued a temporary inspection and the ATV still had to be brought to Security for a final inspection. Jim Bumpus volunteered. Cindy T and Mark McDonald also volunteered.

Rose suggested there be a list in the office of who can inspect. The Board agreed. Ron T suggested a list of approvers with lot #s be posted on the office door.

The tax sale was discussed. Is the office writing off back assessments for lots that are purchased. John H stated an announcement had been previously made that back assessments must be paid. Liens will be put on all the properties that will be sold on the courthouse steps. There are two exceptions. One doesn't owe us anything and the other only owes us \$55. We will not be buying lots back this year. We are not selling lots right now and the DNR issues. John L asked if the liens will be placed right away – yes. Jim B asked how long the lien is good for. John H stated until we remove it. We will also tell the county about the AOC so they can announce it at the sale.

A vote was taken last Saturday to turn the park back into a campground. What are we going to do? John H stated we will do nothing until we get a determination by DNR.

Did the county change Wildwood into a subdivision instead of a campground? Ron T stated that after 9-11 the emergency managers GPS'd every lot and it has an address. It is suggested, by the county, that everyone display their lot number. During this process, the map created states subdivision. At one time Wildwood was paying taxes at a commercial rate. After the term subdivision came along, our taxes changed from commercial to residential. Bozo said the documentation on who and when the park became a subdivision is available at the county courthouse.

The upcoming election votes – how will they be counted? John H it will have to be done based on what is on file at the courthouse. Ron T said it's in one document one way, and in another form in another. He states this is his opinion. He wants has to rescind the last amendment. Margaret asked why Ron Maietta's name signed as president when he wasn't president at the time. Tammy stated it wasn't approved by the board. John H said the language was different on the first filing. Margaret asked how that is legal. The board is working on changing that.

Catherine Dean who was not at the meeting wanted to see the charges for the meeting with DNR by some lot owners. Lisa immediately provided that bill. John L stated the bill included the attorney talking at the spring meeting and that should not count. The board stated the attorney would not have spoken at the spring meeting if not for the allegations made by the 5 to DNR.

The minutes from the DNR meeting with 5 board members states 20 tanks were installed. 20 takes were installed in the 120 days and was approved by Paul Dickerson of DNR Enforcement. Not one new tank has been installed since the AOC became effective. John H went on to explain about the lot owner who asked about hooking up to his existing tank from a 2nd camper. John H states Catherine said on the recording of the DNR meeting stating the person who signed the 2nd camper permit allowed him to hook a 2nd camper to the existing holding tank which was untrue. The board has since gotten clarification on that connection. Dwayne spoke about the 20 holding tanks that were installed during the 120 days. Those were all installed under the previous board. Lisa asked how Catherine had a list of the installed tanks. Tammy stated she can't imagine why anyone would go to DNR and try to point out problems.

Wildwood puts in all the tanks.

Supposedly an anonymous letter was sent to DNR. The board has no knowledge of any such

letter.

Did Bert get the A/R list from the office for the last Saturday's meeting. Bert said he copied his A/R and gave out copies and he hasn't gotten it back. Jim B asked Bert if he gave the petitioner's a list and Bert answered yes. A heated discussion ensued. Margaret thinks Bert's actions are unbecoming of a board member.

Sunshine Law – can anyone get a copy of the A/R? John H states we are not covered by the sunshine law.

Building codes – they are on hold until a decision has made with DNR. John L stated we should let them know what we're working on. John H clarified we are not going to do anything with them. Ron T said it was voted on to change the square footage. Why would we approve square footage until we know the outcome of the DNR issues.

Some concerns that there were guns in the meeting. John H asked if anyone saw a gun. No
If someone is on the by/covs committee, do they stay on if their status changes. We believe so.

What is the notice for the committee? It will be up to the committee. Rose thinks there should be a seven day advance notice for meetings.

BOARD OF DIRECTORS

AUGUST 13, 2016

PART 2

Lisa left the joint meeting at 12:15. She was scheduled to leave at 12 PM. Tammy took over the duties of the Secretary.

Joint meeting continued - Questions from the Park Council:

- In the Covenants and Bylaws Charter the BOD President selects the Chairperson. Can this be changed?
 - The BOD suggests the Park Council submit a list of their proposed changes to the charter and present it to the BOD at next month's joint meeting.
- Is there a Rules and Regulations Committee? It's in the Charter.
 - A new Rules and Regulations Committee needs to be established.

The BOD left the joint meeting.

The BOD meeting resumed after the Joint Meeting with Park Council.

The BOD met with a lot owner from 1 PM to 2 PM.

Mark McDonald, Internal Affairs Chairperson met with the BOD at 2:05 PM.

Mark discussed several complaints, and how they should and will be handled. Robyn is going to ask Stan to go with Mark to pick up the ballots on September 30th.

Bill Griffith joined the meeting. Bill will get a new key to our post office box prior to the

election.

Bill will go to the office and put a lien on all but two of the lots listed at the tax sale. Bill will also pay the taxes on the three lots next to the lagoon so they will not be sold at the county sale, and we will hopefully eventually own them. There is currently an IRS lien against them. Prior to paying the taxes, Bill will place a lien on all 3 lots. That way we are at least in line to get our money owed back. Bill will ask the county when we were changed to a subdivision for tax purposes while he is there.

The collection letters were sent out as scheduled. Lot owners that did not respond to the collection letters and did not pay are going to be turned over to collection immediately. Moving forward Bill will send collection letters to anyone 90 days past due. After the 30 days expire, as noted in the letters, they will be sent to collection if the account is not paid in full. This will be standard procedure moving forward. We will not accept payments. Accounts are to be paid in full, or they will be turned over to a collection agency. We will not take any lots back in lieu of payment.

Account 1050 Recreation Lot (the Coast to Coast lots) was over budget by \$1,223.39. Account 6350 Building Repair is over budget by \$ 5,118.90. Bill requests Account 1050 Recreation Lot budget amount be augmented from \$2,700 to \$4,700, and requests account 6350 Building Repair budget amount be augmented from \$10,000 to \$17,000. Account 6150 Capital improvement budget amount can be reduced from \$30,000 to \$23,000. This account will still have \$10,715.88 available. The BOD approves the budget changes.

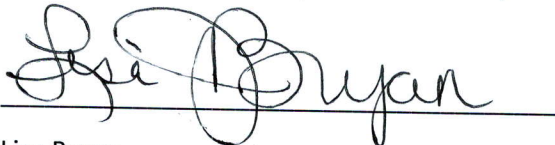
A discussion was held regarding the 2007 Ford pickup. We paid Fulton Ford for the repairs already done, but brought the truck back to Wildwood. It may need new heads, but we do not have the money in the budget for this, and the value of the truck does not justify such repairs at the price quoted. We may seek bids from other companies for the repairs as well, when the budget allows for that.

Resolution 04/8/16: Tammy made the motion to purchase two body cameras for security at a total cost of no more than \$120. If they are found to be useful we will purchase up to three more at a later date. Robyn 2nd. Motion passed unanimously.

Bert left the meeting at 4:40 PM.

Resolution 05/8/16: Robyn made the motion to adjourn at 4:55 PM. John 2nd. Motion passed unanimously

Respectfully submitted by Board Secretary

A handwritten signature in cursive script, appearing to read "Lisa Bryan", written over a horizontal line.

Lisa Bryan