

Wildwood Lot Owners Association
Board of Directors Meeting
August 11, 2018

Meeting called to order at 8:02 am by Trudi Elliott

Present: Trudi Elliot, Chris Bayless, Robyn Overly, Tami Kiso, Randy Hudson, Hank Short

Absent: John Haynes

John Haynes resigned effective immediately.

Tami nominated Randy Hudson for President. Robyn 2nd. Passed unanimously.

Minutes for July 21 special meeting approved. Chris made motion. Tami 2nd passed unanimously

July 14 Minutes were approved. Robyn made motion. Hand 2nd. Passed unanimously.

Meeting with Lonnie

DNR – getting 2nd bid for chlorinator & de-chlorinator for 3rd cell. Bid will be submitted to Rocky for review.

Lonnie to meet with 2nd company Monday to evaluate pipes.

DNR Deadline is Nov 15. Chris to work with Lonnie to accelerate project.

Discussed lot owners' interest in continuing to cut grass around well house & lagoon. Need to keep Coast to Coast grass cut.

Indicators – some alarms appear faulty. President of Husky brought an engineer to Wildwood. Have received \$2k credit for 10 units. May have a circuit board issue. Lonnie to keep track of time to back charge Husky for labor.

Need to discuss with DNR how we treat lot owners with holding tanks that we can not contact, are deceased etc...

Lonnie to talk to lot owner about replacing main line to lagoon. Will need to rent backhoe & laser.

Office Hours – regular hours on weekends effective Sunday, Aug 12. Labor Day extended hours. May resume extended hours Memorial Day 2019.

CIMR committee, Robyn made motion, Tami 2nd. Passed unanimously. Chris Bayless to replace John Haynes.

Board of Director/Park Council joint meeting

Randy Hudson announced John Haynes resignation from board. Randy Hudson nominated for president.

Randy top line explained financials. \$158K short fall in less assessments. \$58K insurance. Every lot owner received \$175 reduction in fee's.

Robyn explained financials. Employment \$5K week. Utilities for balance of year \$30K-\$35k

Insurance policies have been re-bid

Chris B. elaborated on ideas for increasing fee's. i.e. logging, pool pass etc...

Lot owner asked about financial statement and "other" definition.

Lot owner mentioned we have 17 meters that we pay \$33 monthly each.

Lot owner asked about converting pool to salt.

Lot owner elaborated on breaking out financials on pool.

Lot owner talked about financials. Does not want to see details. Would like to see quarterly or semi-annally detailed financial report.

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Lot owner talked about communication.

Lot owner talked about permit fee's

Lot owners talked about charging for various permits

Randy briefly explained incremental income ideas/opportunities i.e. pool fee.

Meeting adjourned 12:00

Reassigned positions

Randy Hudson President

Hank Short now Sgt. of Arms

Chris Bayless, Environmental

Discussed bid file. Randy to finalize and present for final approval.

Regarding the 29% collection fee. We need to discuss C&B's to determine options.

Robyn to develop file to amortize late payments on assessments. Will charge a one-time \$25 late fee effective April 1, 2019. As per by-law 8.3.4.d 10% daily interest to be calculated on all assessments paid on or after February 1, 2019. Procedure will be announced at the Octobers' lot owner meeting. January 1, 2019 effective date.

Official Face Book page – only lot owners allowed on site. FB page will be information only. No lot owner comments permitted. Chris made motion to make the association page for information only. No lot owner comments permitted. Trudi 2nd. Passed unanimous.

Resolution 20180811.2

Look at putting a link on our FB page to permit the lot owner to contact us through our web site.

Lot owners list. Randy to supply information to modify list for accurate name & contact info.

Equal assessments on all lots. Consider grandfathering existing lot owners to have current two-tier assessment program. New lot owners would pay equal assessments on all lots.

Robyn to supply 3 year average of actual expenses for 2015, 2016 & 2017 for 2019 budget planning.

Permanent residency fee – likely no future options. Topic cancelled.

All motorized non-street legal vehicle's (golf carts, off-road motorcycles, ATV, UTV, etc...) license increase for 2019.

- \$30.00 for new license and guest license.
- \$25 for renewal license.

Logging – Randy emailed conservation department to see about timber stand improvement.

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Need to compare list submitted to DNR for lots with tanks compared to lots with monitors installed.

Extend #19 in the general section of our October 2010 Rules & Regulations to include all Association employees. It will now read "There is to be no talking back to Wildwood employees in an offensive manner during the performance of their duties. When reported there is a fine of \$100." Randy made motion. Chris 2nd. Passed unanimous.

Resolution 20180811.1

Hank made motion to accept August 11, 2018 minutes. Robyn 2nd. Unanimously approved.

Respectfully submitted Board of Director

A handwritten signature in cursive script, appearing to read "Randy Hudson".