

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

August 4, 2021

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Danny Payne, Chris Oliver
- Absent: Kim Behlmann

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance:

- Workers Comp Audit – Complete
- Trudi to be added as a second credit card holder for office account at Central Bank
- Central Bank to bid our credit card fees for more competitive rates
- 2021 Auto stickers will be yellow. ATV stickers will be Yellow as well
 - Should order 2200 of each. Robyn to double check quantities sold this year
- Office hours to go back to closing at 4:30 after Labor Day
- July Pool concessions - \$974, before expenses
- Discussed need for a defibrillator at the pool. Insurance company say most pools do not have one and there is no insurance break for having one
- Discussed refunds for Coast-to-Coast cancellation. May be cancelled prior to 30 days before the reservation date to receive a refund

Maintenance Update:

- Discussed maintenance updated per insurance requirements
- Propane Tank – Need state inspections, fill it up, have staff go through training, and then a final state inspection prior to bringing online
 - Will prefill some 20 and 30 pound tanks and have maintenance staff available for filling individual tanks between 9 am and 11 am on Saturdays (initially)
 - Will use flat fees based on size of tank, versus per pound, and will be comparable with local prices
- Well powerplant lightning strike. Will be additional costs for expediting resolution
- Gate battery issue. Brian to take gate off and get a new battery
- Ice machine – was shut down as soon as well went bad. Lonnie working with service provider for maintenance

Pool Update

- Rec Room almost ready to open up
 - Need to touch up paint. Cooling is in place, heat is almost complete
 - Need tables. Trei to order tables and chairs
- Pool closing timeframe
 - Will close Monday through Thursday after Labor Day
 - Will remain open Fri – Sun through 9/26th after Labor Day. Friday and Saturday hours will be 10-8 after Labor Day, and 10-6 on Sundays after Labor Day

Store Update

- TBD

Park Council/BOD meeting – started at 10:00 am

- Finance
 - Discussed Workers Comp Audit – anticipating insurance costs going up slightly based on more employee hours recently
 - Will be bidding credit card processing fees for competitive rates. This year they were approximately \$16,000
 - Office will close at 4:30 on Friday and Saturday nights after Labor Day
 - Pool concessions were \$974 in July. Ice cream is the big seller
 - Coast to Coast – only lot owners can reserve. Discussed that cancellation will be allowed up to 30 days before the reservation date. No rebate if cancelled less than 30 days before the reservation date
- Bylaws & Covenants update
 - Cristy indicated work on Section 8 and Section 2 is ongoing
 - BOD approved updates received to date and will send to the for review with attorney
 - Need volunteers for upcoming election
- Wildwood Club updates
 - Chris Oliver provided Conservation Club updates received from Chuck Ridgel
- Questions and Answers
 - A lot owner asked about the Ice Machine. Trei indicated we need to add a water pump to it. Had some mechanical issues as a result of shipping that is being repaired by the vendor and the vendor's expense. Expect to be fully up and running strong with a week or two
 - Handicap parking spots at clubhouse – need ramps from that parking lot to the clubhouse. Also, would like to put more ADA parking spots at the pool
 - Cristy updated everyone on the "Movie Night". Went well. Not as highly attended as desired but ... Lessons learned on lighting for movie nights – was too bright for movies.
- Pool closing timeframe
 - Will close Monday through Thursday after Labor Day

- Will remain open Fri – Sun through 9/26th after Labor Day. Friday and Saturday hours will be 10-8 after Labor Day, and 10-6 on Sundays after Labor Day
 - Maintenance will take care of the chemicals on days the pool is closed
- Shade structures at the pool need to be adjusted to ease the removal of them during storms. A lot owner recommended putting springs in the corners and then won't have to take down
- A lot owner asked about fixing the pool house floors that are slippery. Will be done before end of August
- Rec room floors should be completed today. A/C is repaired in there now and Heat will be coming soon. Expect the room to open within a week or two
- Rec room will be open on weekends year round
- A lot owners indicated that water may be reversed (hot and cold) in the men's shower. Maintenance will resolve
- Randy indicated that we now have agreement with a company that will tow vehicles not parked here legally. Signs will be installed
- One Call project – For \$5.00 per year people can sign up to be notified via text, email, ... for notifications from the park. Attendees were interested. An informational notification is being drafted for providing to lot owners. Processes to be rolled out
- Randy discussed that driving on tennis courts is not allowed. PC discussed that this has been allowed for PC sponsored events for the Bands to drive through there to load/unload equipment. BOD to discuss allowing for Park Council sponsored events
- Randy indicated that we're still looking for volunteers for the EQUIP program. Cristy indicated we should wait till after the election when we know who knew PC members are
- No updates on DNR. Everything is still quiet with respect to the AOC
- A lot owner asked if we still have sewer lines to be replaced. BOD indicated that we will be using a camera through the lines to determine the extent to which they need to be replaced
- Trei indicated that research for the Turkey Park comfort station replacement options is continuing. Trei will be pursuing additional bids
- Trei updated the PC on the Propane dispensing effort. Hoping to be up and running prior to Labor Day. Need to finalize pricing and service hours
- A lot owner asked about the potential for a gasoline pump. Randy indicated it's a tough hurdle from an EPA perspective. Not currently a priority for pursuing

Combined PC/BOD Meeting adjourned at 10:45 am

BOD Meeting Resumed at 11:05 am

Meeting with Sandy Carter re: Callaway County Tax Auction

- Sandy and Trudi will do the auction on 8/23

- 44 lots (from 30 lot owners) that are up for auction this year. Board agreed to pursue up to 17 specific lots, based on amount of lien and amount of back taxes

Internal Affairs

- Bill provided an update on tickets last month – 37 tickets last month
- Reviewed camera output from recent Pool incident
- Discussed plate requirements on dirt bikes. Bikes will get two stickers, one plate and an additional set of numbers to put elsewhere on the bike
- Discussed Security mailbox in the office. Need a secure way for lot owners to be able to lodge complaints without office staff reading. Will put a secure box in place.
- Discussed putting 24-hour security in place and potential to contract with Sheriff department for help

Old Business

- Turkey Park Comfort Station – Discussed a posting to Facebook soliciting proposals
- Electronic Update – Chris Oliver and Cristy Herron to work on site
- Need front 13 acres to be cut and baled prior to seeding for the EQUIP program. Robyn to find the name of the individual that was baling it in the past

New Business

- Callaway Electric owes \$525 for hitting our pole. Robyn to research
- Storage units/Delinquent Lot Owners – Robyn to pursue a report to check for late storage payments

Randy Hudson made motion to adjourn at 1:30 pm , Trei Irwin seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, (Acting) Secretary