

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

August 13, 2022

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Bill Tisher, Chris Oliver, Danny Payne
- Absent: None

Trudi Elliott opened with prayer

Pledge of Allegiance

- Finance
 - Financial updates
 - a. Cash on hand is down from this time last year, but new comfort station is paid for, and the Bobcat is paid for
 - b. Anticipate approximately \$50,000 combined to tear down old comfort station and build new pavilion
 - c. Discussed the need to improve the process for inventory control with respect to ATV stickers and vehicle decals
 - d. Lot sales year to date \$98,000
 - e. Store sales are down from this time last year – economic affect
- 8:30 am – Security Update
 - Discussed process for approving tree removal. Application must include a drawing of the property pins relative to the location of the trees to be cut down and lot pins must be visible
 - Discussed potential to update/replace the existing guard shack in the fall. Security and Maintenance will work together to get at least 2 bids
- Store Staff Update
 - Discussed the meeting with Callaway County Recorder of Deeds. They indicated that our process is compliant with county rules/procedures
- Executive Session
- 9:00 am – Maintenance Supervisor Update

- Replaced the door handles on the new Comfort Station to prevent the issue with the restrooms being inadvertently locked when someone leaves
 - Engineer will get with maintenance re: the lagoon in the first week of September
 - Reviewed current state of roads. BOD agreed roads are fine right now with respect to rock
 - Discussed issue with getting road dust service. BOD agreed to not continue to pursue road dust control this year due to issues. Will get other bids and be ready for Spring of 2023
 - Maintenance will look this week at moving the ice machine into the old laundry room
- 10:00 am - BOD/Park Council
 - Finance
 - a. Approximately \$793,000 between savings and checking
 - b. Comfort Station is paid for in full
 - c. New skid loader is paid for as well
 - d. Lot sales year to date at approximately \$98,000
 - e. Saved \$9,000 already as a result of charging the credit card fees
 - Bylaws & Covenants update
 - a. Compiling a list of all ballots that still need to be recorded
 - b. Producing a synopsis document of all current Bylaws and Covenants
 - Wildwood Club updates
 - a. Conservation Club brought up the proposed walking park.
 1. Anticipate it starting this fall.
 2. Awaiting full approval from PC and BOD. Approval granted by both PC and BOD
 - Questions and Answers
 - a. A lot owner asked if the walking path could be mapped out somehow, to ensure ability to find someone in the event someone is missing, ... Also discussed marking the trails themselves
 - Other Updates
 - a. Randy indicated that County people will be flying over the park this year, after the fall, to look for new buildings, ...
 - b. PC provided recommendations for possible swimming in dock area at the big lake. BOD to review proposals
 - c. Discussed upcoming BOD/PC ballot
 - d. Discussed using the display case outside of the clubhouse. A lot owner has offered some historical memorabilia
 - e. A lot owner asked about the sign at Crow lake that says no fishing (because of the historical beach area). The request was to remove the sign and allow fishing again. BOD agreed that the sign will be removed, and people are allowed to fish in that area

- f. A lot owner asked about swimming and jumping off the dock and asked about options for building a swim platform of some sort in lieu of swimming off the dock.
 1. BOD indicated there is a rule prohibit swimming or jumping off the dock and therefore it cannot be allowed
 2. Lot owner will return to park Council with proposals for potential swim platform options
- g. A lot owner asked about updates on the EQUIP program. Randy indicated its complete this year. Will look again in the Spring.

- Joint BOD/PC Meeting adjourned at 10:20 am
- BOD Meeting re-started at 10:38 am
- A lot owner proposed using Coast to Coast as a Trunk or Treat area for this Halloween – October 15th. BOD agreed and will advise the office to reserve the sites for that.
- Old business
 - Bylaws & Covenants update - Discussed at Joint PC/BOD meeting
 - Randy continuing to work with DNR regarding a revised AOC. Pursuing the ability to be removed from “enforcement”.
- New business
 - Discussed signs needed at each entrance to the 400 indicating no cars, trucks, or jeeps past that point. Maintenance will get (2) 24” x 24” signs reflecting the language in the current rules and regulations. “ATV, UTV, Dirt bikes, Dune Buggies and Golf Carts ONLY” NO Cars, trucks, or Jeeps allowed.

Trei made motion to adjourn at 11:45 am, Randy seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary