

Wildwood Lot Owners Association  
Lot Owners Meeting Minutes  
May 8, 2021

1. **Call meeting to order – 1:00 pm**
2. **Prayer**
3. **Pledge of allegiance**
4. **Introduction of Board of Directors**
5. **Introduction of Park Council Members present**
6. October 2020 BOD Lot Owners minutes. Sherry Payne made motion to approve. Gayle Lixey 2<sup>nd</sup> the motion.  
Had a quorum of 117 lots.

**Old Business**

**DNR update:**

Randy states that DNR is considering removing us from the AOC. The potential to ever be able to install new tanks is almost zero due to permanent residency in the park. Randy stated that lots with tanks are being sold by WW with a \$2,000 mark up.

- **Lot owner asked:** why since another area in Missouri has just opened a park and they are permitted to install tanks. The difference is that WLOA has permanent residency owners.
- **Lot owner asked:** if lots with holding tanks are still be discovered. Randy answered yes.

**Pool Update:**

Pool renovation is moving forward however it will be close to getting it done by/on Memorial Day. Purchasing materials, concrete must have time to cure and working hard to try to get done for Memorial weekend.

**Pool house:**

Project is moving forward as scheduled.

- **Lot owner asked:** if pool cover will still fit pool? Trei answered Yes.
- **Lot owner asked:** if chlorine shortage will cause a problem? Trei answered at this point no.
- **Lot owner asked:** if pump was replaced? Trei answered Yes.
- **Lot owner asked:** Will there be more shade areas around the pool? Trei answered: yes. We will have several shade areas.

### Rec Room:

This room is located at the end of the pool house (opposite side of pool) is being renovated. Will be available to all lot owners as family area.

### EQIP:

We were qualified for the EQIP program. The field at the entrance of WW will be turned into native grassland and wildflowers. 20 difference seeds they will pay us \$800. per acre (14 acres) if we plant these seeds. The program allows three years to establish planting. This will benefit the wildlife as well as create the potential for a beekeeper to make honey.

- **Lot owner asked:** When can we start seeding and how does he volunteer: Randy said we should know more this week when we can begin.
- **Lot owner asked:** exact location of 14 acres: Randy clarified on east side at entrance.

### Callabyte:

Not a lot of updates. Callabyte has added hotspots that can be accessed by monthly subscribers or pay per day lot owners. Coast to Coast rentals people will have to pay as you go as well. NO way to install with special access.

- Lot owner mentioned Callabyte has changed package plans.

### Financials:

#### 2020 Year:

- 220 Lot sales totaling \$126,900 sold.

845 lot owners

#### 2021 Year:

WLOA has sold \$67,200 to date.

843 lot owners

Conclusion, current lot owners are purchasing/owning more than one lot.

- **Liens on delinquent lots.:** Liens on approximately 62 lots to date. If lots are sold WLOA will have to receive the lien amount to release deed.
- **Collection agency efforts:** MCA collection agency has collected approximately \$11,000. WLOA receives approximately 2/3 of these collections after collection agency is paid.
- **Timber stand improvements:** At some point we would like to participate in a land management project to try to improve the quality of the trees.

7. **Bylaws & Covenants Updates:** Cristy Herron (Park Council) will be sending ballots out to improve the inconsistencies between the Bylaws and Covenants. Once changes are made the process is: PC creates, BOD approves, to Attorney for approval, then mailed to lot owners. Areas affected are in sections six and seven. Normally PC meets day after the BOD/Lot owner meeting however due to Mother's Day tomorrow will postpone until next weekend.

- **Lot owner asked:** If the ballot will be specifically for sections on the ballot? Christy answered yes, the ballot will have specific sections.

### Financial Update

- Previous 2-3 years budget have been posted on web page. Robyn gave a condensed version.
- **Robyn makes statement:** BOD wants to make reasonable decisions for the park. It's our job, as the BOD' to be sure the park is financially stable.
- In 2015 lot owners had approximately \$92,000 in checking/CIMR accounts.
- In 2020 lot owners had approximately \$732,107 in checking/CIMR accounts.
- Lot assessments in 2015 were \$500. In 2021 first lot assessments were \$465. This shows the park is more financially sound than in previous years even with the first lot assessment decrease of \$35.
- Currently we have \$993,116 this is after a down payment of \$100k was paid for pool renovation.
- Loan on pool has been finalized with a 4.4% interest rate for 15 years.
- 5% of **paid** assessments go into the CIMR account. To date there is \$92k in this account.
- Adjoining lot program: Current lot owners had the option to purchase adjoining lot(s) for \$2500. A portion of the adjoining lot program lot sales went into the infrastructure account. Currently, the infrastructure account has \$32k.
- 85-88% of lot owners have paid their yearly dues as of today.
- **Purchases:** Pump truck \$40k, Maintenance Shed, gate system, pool down payment, paid approx. 35-40k on pool expenses. Utilities are up however this is due to more people in park and the store was open during the week versus last year it was closed for part of the week..
- Liability insurance 3 years ago was not renewed by previous BOD. We were paying \$58k. Since there are no current liability insurance claims or litigations. Our insurance There are no current liability insurance litigations against us therefore our insurance is now \$30k (down approximately \$28k).

### New Business

**Turkey comfort station:** collecting bids, foreplans etc. Looking at different options cost vs. longevity of what we build. Volunteer by a Park Council member to gather data to present to BOD. Moving forward with this however we are cautiously moving forward. The BOD welcomes ideas on prospective planning.

- Lot owner asked: If the new comfort station will be ADA compliant? Randy answered yes.
- Lot owner expressed frustration that now the bathrooms are being blocked by people socially gathering at the comfort stations: Randy told him the BOD has had complaints and is in the process of has just made plans to decrease this issue.

- Lot owner recommended we get the building ADA approved before submitting a FEMA application: Randy stated that was the plan.
- Lot owner asked: what is the plan for fixing the complaint of not being able to get to the bathrooms? Randy stated signs and creating handicap parking spots clearly marked.
- Lot owner recommended making lot owners stop congregating at the comfort station.
- Lot owner stated the comfort station bathroom problems are not the people congregating at comfort station (such as stools getting stopped up)? Randy stated we are not accusing the riders at comfort or this and the issue will not be resolved today.

**Ice vending machine:** Ice machine due to be delivered end of May. The ice machine will ultimately produce revenue for the park. At approximately \$4.00 a bag the machine will pay for itself in 1.9 years. Machine has 5 filters and we have spent \$42k. We are estimating revenue of \$22k a year versus \$3k. Last year we had hundreds of ice bags stolen.

- Lot owner asked: If the water will be filtered? Randy answered yes.
- Lot owner stated the water has ruined her coffee pot due to hard water.
- Lot owner asked: Who will be responsible for changing/checking the ice machine filters and what do we do if it breaks down? Sandy Lepping answered maintenance will be on a regular schedule to check the filters. If broke will get ice from nearby.
- Lot owner mentioned people who do not come to WW often need to drain their water heaters because of built up of sulfur.
- Lot owner stated we need to give employees a hand for the wonderful job they did with the quality of the water.

**Road dust control:** scheduled to spray 3.2 miles of road week of May 17. We hope to decrease the dust on the heavy traveled roads to improve safety of drivers and ATV riders. The areas being sprayed are traveled by most in the park to get to the pool, big lake, and Chapel trail entrance. We had several bids with different options. Some other bids were for over \$150k versus the calcium-based option for \$11k We will save in the amount of rock we put down each year. We have plan for watering the road to reactivate the chemical periodically.

- Lot owner asked: what we would use to put water on road, due to a posting on a Facebook site by another lot owner stating it would be the pump truck? Randy answered no we are using a water truck that is specifically for water only.
- Lot owner stated: she feels rock needs to be added in front of their lot on Chapel near trail entrance: Randy stated he would speak with maintenance about this.
- Lot owner asked: If the road will be too hard after sprayed: Randy stated no not with the spray option.
- Lot owner asked: how long this chemical would stay on road: Trei stated 6-9 months approximately.



- Lot owner commented: Money is being spent spraying and only some lot owners will benefit from the 3.2 miles: Robyn stated the dust is a safety issue. Many lot owners that do not have lots on this area being sprayed travel these roads to get to the trails, pool, and lake.
- Lot owner asked: If they can contact vendor and have him spray for them: Randy stated individual lot owners can contact contractor themselves and it would be a vendor lot owner transaction.
- Lot owner stated: not fair that Deer Park is not being sprayed since this is a highly traveled road as well: Randy stated that we are doing a smaller amount of spraying initially. May look at other areas later.
- Lot owner asked: if we can or will have to grade the road that is sprayed: Trei stated no will not have to.
- Lot owner asked: If possible, can Deer Park be sprayed road next year: Randy stated we cannot state for sure however after this trial we will determine later.
- Lot owner stated: In his experience that this spraying works great. He has the spraying done at his primary residence outside WW. May take 3 years for it to reach maximum benefits.

**Coast to Coast** changes will now be lot owner sponsored or Ameren UE outage workers only campground.

- Lot owner asked: I we will change name for campground since Coast to Coast is a camping organization: Randy stated No.
- Lot owner asked: If we will lose revenue by making campground lot owner sponsored.: Robyn answered no. We will still rent to Ameren outage people which is where we make the money.
- Lot owner stated: People used to come to our Coast-to-Coast campground and get to stay for free due to the Coast-to-Coast nationwide program/membership. People could come stay in our park for free when they had free points.
- Lot owner asked: If potholes near entrance would be fixed first before we spray for dust. Randy stated Yes.
- Lot owner asked: If a lot owner would be responsible for any damages done by a guest staying in the Coast-to-Coast campground. Kim answered yes this is not different than in the past.

**Propane refill station**: will be open in approximately 3 weeks. WLOA will only pay for pad preparations. Employee will be on duty and certified to fill tanks. Times of tank fill will be determined.

- Lot owner asked: If possibility of ever getting attachment to fill tanks attached to campers. Randy answered not likely.
- Lot owner asked: If employees would be certified. Randy answered Yes.

**Guest ATV tags** – different colors at different times. Lot owners need to be sure their guest turn their guest plates into the office (mail drop slot) or security when they leave. We are tracking the plates and the lot owner will be responsible for plates not returned.

- Lot owner asked: If they a campground sponsored visitor would still need to be escorted throughout park by lot owner. Randy no if they are paying for riding passes, they can go to and from on trails.
- Lot owner asked: if people are supposed to be riding ATV's during quiet hours. Randy said yes, they can to and from the tails.
- Lot owner asked why security is sitting in guard shack during office hours. Randy stated security is purposely having security driving around at random times.
- Lot owner asked: If after 1:00 a.m. if you can drive your ATV. Christy Herron answered yes if the is ATV isn't playing loud music and you are traveling to your lot.
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**Turkey Park:** Callaway Electric is changing the route of the electric going to Turkey Park to decrease the number of electrical outages.

**Storage shed:** lot owner to supply 3 quotes for additional storage sheds (rentable)

**Fuel dispensing:** on long list of things to look at in the future.

#### **Questions & Answers:**

- Lot owner asked: If an issue happened in the park how does lot owners get notified?

Randy: we do not have any messaging system. Ken Johnston volunteered to get information on a messaging system.

- Lot owner asked: Can something be done about the lots that haven't been touched in years and have old junky campers on them. Randy stated lot owners can be placed on a delinquent list which means they only have access to go to and from their lot by shortest method. Lot owners are not permitted to be on common ground or use of facilities. If they are caught in these areas, they will be fined. Due to sunshine law owners cannot be kept out of park.
- Lot owner asked: why no smoking and drinking in the pool? Christy Herron stated due to exposure of substances in water. People possibly are not going to the restroom after sitting in the pool all day not using the restroom. Also, to create a more family friendly environment.
- Lot owner that was a lifeguard at WW agrees that there should not be any bottles cans glasses in or around the pool.
- Lot owners expressed frustrations with the new pool rules. BOD and PC reiterated the intent is to improve the family atmosphere, safety, and the quality of the pool water.
- Lot owners expressed they agree with the new pool rules and feel it will be a better environment for all (families).

3:15 Carole Mueller made a motion to conclude the meeting. Robyn Overly second the motion.

Kimberly Behlmann  
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WLOA Secretary

5-17-2021  
Date