

Wildwood Lot Owner's Association
Board of Director's Meeting
December 13, 2014

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

Absent: Ron Maietta

Resolution 01/12/14: Tammy made a motion to accept the minutes as written. Stan 2nd. Motion passed unanimously.

The board met with Bill Griffith to discuss financials. We need \$70,000 to get through 2014 and approximately \$50,000 has been collected as of today. Anything over \$70,000 that is collected in 2014 will be available for 2015 operating expenses. Bill informed the board we need \$200,000 in the checking account by May 31, 2015 to be able to make it through the year without borrowing. More discussion was held regarding replacing the well pump at the same time the new tanks are installed.

The board discussed building another building that would house a new office as well as more storage units. This is a futuristic idea but we believe needs to be part of the long term planning.

Bill reported that Maintenance is renting a scissor lift today and tomorrow for the price of one day to take the trees down around the well in preparation for the new tanks. He also reported the walls for the new well building are built and in the shop ready to be set up as soon as the tanks are set.

The board met with Park Council at 10 AM.

The board discussed the purchase of a new well pump. The board feels it is a good idea to purchase a new pump at the same time the new tanks are set. Hope asked how long the life of a well pump. Stan said around 20 years and the current one has been in the well for 20 years. CIMR will meet at 11:30 to discuss the purchase.

Stan stated the board is trying to be proactive about the DNR waste issue. We want to establish a relationship with them which we believe will help as we work toward a final resolution.

John reported on the progress of the Bylaws and Covenants task force. He stated some of the changes made that were not in compliance with Missouri statutes. He said 80% of the changes have been made. Liz Beaty has made a lot of progress with the documents she is working on. John believes the changes can be made without the need of an attorney. No future meetings have been scheduled.

Questions from PC:

1. Why is 1-30 on the aging report a negative \$51,000? *Those are payments made for 2015 assessments.*
2. Why are the assessments and general bills being billed together? An example was given. *The board will discuss with Bill.*
3. Is the DNR fee being billed differently for different lots? No example was presented.
4. When will the 2 vote be rescinded? *It is filed at the courthouse.*
5. When will the gate be finished? *The other side has not been ordered and will not be ordered until next year and when we have the money.* POST MEETING NOTE: The other side was ordered to avoid a price increased in 2015. It will be installed at a later date.

6. When will the roads be done? Stan stated the roads weren't built correctly in the beginning. It will be an ongoing work in progress. Cindy thanks Maintenance for the ditch clean out done recently. John Leykamp asked what kind of rock is used on the roads. Stan stated even the clean rock that can be obtained here is not true clean and limestone dissolves quickly.
7. Will there be a staff reduction. Board has asked for a plan but has not had time to discuss this with Bill. Someone asked why Maintenance was leaf blowing around Turkey Park and aren't there more important things to do and why can't they be mulched?

CIMR met with the board at 11:30. \$2,600 has been spent in materials on the new well house. An estimate of \$1,800 in labor will be used in construction. \$62,460 for tanks, \$62,175 for Flynn Well Drilling. \$142,635. \$30,000 will come out of DNR; leaving \$94,635 from CIMR. John made a motion CIMR cover the costs of up to \$20,000 to replace the well pump. Jim 2nd. Motion passed unanimously.

John discussed the meeting of the bylaws and covenants task force. A questions has arisen of whether to rely on the minutes to say what was passed or do we need to open the box? **Resolution 02/12/14:** John made a motion we open the 2009 ballot box and make a copy of the tally sheets. Tammy 2nd. 5 in favor, 1 opposed. The box was opened and the ballot sheets and a copy of the actual ballots were copied. The box was retaped and returned to storage.

Resolution 03/12/14: John made a motion the board recognize the fact that the 2 votes per lot owner election did not pass. Ron T. 2nd. 3 voted for; 3 voted against.

The budget was discussed. The income was budgeted low and the expenses budgeted high. The backhoe and the skid loader will be paid off January 2015. **Resolution 04/12/14:** Tammy made a motion the 2015 operating budget be approved and be reviewed on a monthly basis. Lisa 2nd. Motion passed unanimously.

The board discussed staffing with Bill. We are down to 2 full time and 1 part-time in Maintenance. We are down to 1 part-time person in Security. The office staff is 2 full time and 1 to fill in when 1 of the office staff is out.

Bill asked if board members can get any information they want from the office. A log shall be kept of any requests made to see lot owner's information to include requestor name, date and time, reason for request.

The board discussed some confusion on some December invoices. Bill explained the issue and will correct.

Tammy made a motion the meeting be adjourned. Lisa 2nd.

Respectfully submitted by Board Secretary


