

**Minutes**  
**Wildwood Lot Owner's Association**  
**Park Council Meeting**  
**December 13, 2014**

Members Present: Hope Berhorst, Jim Bumpus, Rose Leykamp, Dwayne Overly, Hank Short, Robyn Overly, Margaret Altman, Greg Lauber, Cindy Tanner, Patty Clough, Trudi Elliott, Penny O'Dell, Mike Woolley, Ray Lasley, John Leykamp, Mark McDonald.

Absent: Chris Bayless, Carol P and Jeff Weislocher

The meeting called to order by chair, Hope. A quorum was established. Hope stated she had received Susan Emory's resignation from Park Council.

The November minutes were reviewed. Patty motioned to accept the minutes with the changes. Mark 2<sup>nd</sup>. Motion passed. Hope asked if PC minutes could be sent to PC (put on website) before the meeting. Everyone agreed this would be helpful.

Hope opened the meeting with Public Comments. Liz Beaty turned in a list of summary pages with the dates of any revisions on the Covenants and Bylaws. Rose asked if the original Covenants and Bylaws were available. Hope will put on the website. John asked if the summary was from the Task Force. Liz said these were her summaries.

The Financial Report was given by Robyn Overly. She has a detailed account of all financials. If anyone would like a copy, you can get them from Bill. A motion from the Board was made and approved that only Internal Affairs can receive a copy of AR report. Robyn would like to ask the Board why the 1-30 days accounts receivable is minus \$51,000 at December 13<sup>th</sup>. A question was raised why are we combining assessments with general bills? Why are some lot owner assessed \$25.00 and others \$50.00 for DNR fees? Patty asked if invoices are generated by QuickBooks or by hand. Robyn will get with Bill and request information of the billing process. Mark motioned to accept the Financial Report. Jim 2<sup>nd</sup>. Motion carried.

The Internal Affairs report was given by Mark. Mark stated that in regards to the for sale signs - one has been removed and he has gotten in contact with the other. Two complaints between 2 lot owners were received. Lot B295 had been sent a cleanup letter (fined \$100) and also had a for sale sign. This lot was sold and the motorhome has been removed. Should the \$200 fine still be left on the books? Jim made the motion that this be removed from the books. Cindy 2<sup>nd</sup>. Motion carried. B132 fined \$1500 for dumping. Previous owners got lot back and should not be held responsible for debt. Another complaint is of a van with an expired license plate - Mark will send letter. There are issues with Robin 85 - 8/3 trash and generator and 8/7 for tree removal 8/15 trash everywhere. Mark will send a letter. Mark would like to start discussion on clean up letters this January. Letters are vague and need to be

updated. Trudi wanted to know about the status on the vacancies. Mark will get in contact to the next person eligible. Patty made the motion to accept the report as given. Dwayne 2<sup>nd</sup>. Motion carried.

Dwayne gave the Environmental report. There were 2 sheds and 1 RV port approved. Dwayne would like to know if anyone has looked over the building codes. He would like this to be turned and approved by the January 2015 meeting. Dwayne and John will be looking into the roof pitch for A-frames. Cindy made the motion to accept the report as given. Jim 2<sup>nd</sup>. Motion carried.

Hank gave the Natural Resources report. There were 4 trees on 3 lots approved. No second trailer requests. Jim made the motion to accept the report as given. Mike 2<sup>nd</sup>. Motion carried.

Penny O'Dell is currently working on the Social Activities calendar. John wanted to know if we should go ahead and line up entertainment for the upcoming dances. Hope believed we are ok at this time, but believe we should make arrangement for Memorial weekend. Cindy made the motion to accept the report as given. Patty 2<sup>nd</sup>. Motion passed.

Penny gave the Club House report. It is rented every weekend until the first of the year. Mark made the motion to accept the report as given. Patty 2<sup>nd</sup>. Motion passed.

Board arrived at 10:00 a.m.

- Robyn would like to know why 1 – 30 day range on the aging report is negative \$51,000. This is due to next year's assessments being added.
- Why are the assessments and general bills being placed on same invoice? A discussion commenced. This lot owner needs to get with Bill, our park administrator to address this issue. The Board will bring this to Bill's attention.
- We have heard some lot owners are billed different amounts for the DNR fee. Is this correct? The Board will look into this issue.
- In regards to the 2 votes - will it be rescinded? This has been filed at the court house so it will not be.
- What is the status on the other side of the gate? The Board is awaiting more funds to be available. It had been said that the price for the other equipment will rise at the end of the year. Bert will get with Brian on this. Is there a time delay? Yes and it has been adjusted. Thanks were given to the installation of the new gate.
- What is the status on the roads? Stan stated that this is an ongoing issue. Weather is a concern. John Leykamp wanted to know if the rock is inch clean. Stan said 2 inch has been placed. Ron stated we don't want to put a lot of rock on during the winter because it would be bladed off if it snows. Bert brought up that the road will not be bladed unless there is 4 or more inches of snow.
- Is there a plan to reduce employees? The Board has requested information on this issue.

Tammy stated that Stan needs to meet with CMIR regarding the motor on the well pump. Stan stated that it will be to our advantage to replace the motor while other changes are made. This is estimated at around \$17,000 depending on the length of the pipe. The Board believes this needs to be addressed now since there is currently a leak that needs to be fixed and the pump has already been in for 20 years. CMIR will meet with the Board at 11:30 on this.

Stan commented they are contacting DNR again so more ideas can be suggested and will create a good relationship for problems to be addressed and worked on.

John Haynes stated the Bylaws and Covenants Task Force has met and the issues are not as large as everyone believes and are close to being addressed. They will meet again in the near future. Anyone who would like to participate in the proofreading is more than welcome.

Old Business: Hope would like for the Rules and Regulation Committee to meet to review the rules and regulations in January.

Mark made a motion to adjourn the meeting. Patty 2<sup>nd</sup>. Motion carried.

Respectfully submitted by Park Council Secretary, Cindy Tanner/Rose Leykamp

  
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