

Wildwood Lot Owner's Association
Board of Director's Meeting
December 12, 2015

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

Resolution 01/12/15: Prior to the meeting Tammy made a motion to name the clubhouse after Phyllis Konle who recently passed away. John 2nd. Motion passed unanimously.

Ron handed out a letter from LCLCC complaining about a scheduling conflict with the clubhouse. A discussion followed regarding the procedures for scheduling the clubhouse and if a cleaning fee is being collected for use for private events. The fee needs to be readdressed. A deposit and cleaning fee should be collected.

Lisa led the group in prayer.

Resolution 02/12/15: Tammy made a motion we accept the minutes with changes. John 2nd. Motion passed unanimously.

A discussion was held regarding Miller coming in to tour the park to prepare for the work they are going to do for WLOA. Ron and Dean rode with them so Ron reported on the tour.

Resolution 03/12/15: Lisa made a motion Bert's absence be excused due to the death of his wife. John 2nd. Motion passed unanimously.

A discussion was held regarding what priorities Maintenance should have. The Board recognizes there are multiple priorities and the Board should prioritize Maintenance's work beyond the normal duties that need to be done.

Resolution 04/12/15: Tammy made a motion that Maintenance get 3 bids to purchase a second pump for the pump truck. Robyn 2nd. Motion passed unanimously.

Dean joined the meeting at 9:53. The Board discussed creating a priority list for him. Dean stated he already has one. The status of the trucks was discussed. Ron wants an inventory of the items of the Martin building. Dean stated he ordered the rest of the paint for well tanks. He is going to try to paint them this week. After that he can get the siding on and get the building winterized. Ron asked if the fire extinguishers were up to date. Dean stated yes and we had to buy a few to replace the ones that weren't functional. The fees for winterizing campers starting in 2016 was discussed. Not every camper takes the same amount of time so it was discussed maybe there should be a minimum fee and possibly a higher fee for some more complicated campers or cabins.

Resolution 05/12/15: John made a motion the standard winterization fee be charged at \$110 which includes 2 gallons of antifreeze to prevent us from losing money on this service. Anything other than a standard winterization will be charged at a higher rate but the lot owner will be contacted in advance. Lisa 2nd. Motion passed unanimously.

Dean is trying to contact another tree service to get another quote for logging. He hasn't had a lot of luck. One of the paddle boats has some broken pieces. The Board agreed to sell the last two for \$200

each. Dean reported that Miller Engineering was in the park and toured around to get a feel for the park. Dean left the meeting at 10:37 AM.

Tammy showed a schedule the office had received from LCLCC that showed the Christmas party was scheduled on December 12, 2015 rather than December 5, 2015. The schedule also isn't in the correct order. The list that Lisa received for the Whooter had the party listed.

The Board left for PC at 10:50 AM.

Catherine Dean asked if it was ok to record the meeting to assist her in writing the minutes.

PC Question to BOD:

1. Can we clarify reason for stopping selling lots? John stated because of the DNR situation.
2. DNR and legal fees – Bill talked to John L about the fees for 2016. John stated the Board realizes we are both increasing costs and decreasing loss due to no late sales. Mike Wooley asked if that meant we weren't buying lots on the court house steps anymore – John stated no, it does not mean that.
3. Why are we not going forward with the timber harvest? John stated we have not gotten 2 bids. We have had issue getting other bids. Tammy stated the original intent of bringing in a logger was to be sure our forest is healthy and it is. Making money on it would be an additional benefit.
4. Can we have a collection jar at the office to help pay for the horse shoe pits? Ron T commented the funds out of jars previously have been stolen. He's not against it. Lisa asked what was still needed. \$500 is still needed. Lisa asked if we can ask for donations. Cindy will put something on FaceBook asking if anyone wants to volunteer any funds.
5. Park Council suggests we discontinue the day passes and only offer \$5 passes. The Board will discuss.
6. Where are we on the bylaws and covenants committee? Lisa will send the draft charter to the BOD and if there are no changes, we will forward to Hope to send to the PC membership.
7. Is the engineer we hired submitting a total price for the job? John stated the total prices for each engineer. Copies will be given to PC. The bid amounts are in the November 2015 minutes. John L asked if Gredell's was for more work than Miller's. John H stated no – both bids were for the same work. John L asked if there is a DNR committee. John H stated, there is a committee, but they are not active right now since we are waiting for the work from the engineer to be complete. Ron T stated he was on the tour when the engineer came in with the waste water expert. They asked what Wildwood wants to do long term. John L stated the Wildwood DNR committee could have met with DNR themselves and saved the park the engineer's report. This is not correct. The AOC requires an engineer's report be prepared.

Tammy had a concern with some of the statements in the PC minutes.

Respectfully submitted by Board Secretary, Lisa Bryan


