

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

December 11, 2021

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Danny Payne, Bill Tisher, Chris Oliver
- Absent: No absences

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance:

- 2022 Property Taxes to be validated and reviewed
- Employee Health Insurance
 - The board had asked for a ballpark cost of health insurance. Our agent provided rough estimate – approximately \$680 per individual per month for non-smoker or approximately \$1,000 per month for a smoker. This plan was based on the company paying at least 50% of the premium. No further action was taken at this time.
- Callaway Bank – Terminated business relationships with existing credit card processor. They switched to Bank Card of America. If we move our credit provider, we could drop our processing rate to 3% from 3.5% and we'd reduce the per transaction fee from \$.09 to \$.05
 - Bill suggested we look into passing the transaction fee on to the purchaser/receipt. Robyn will investigate the possibility of passing the transaction fee to the purchaser, and if the transaction fee can automatically be added to each purchase/receipt. This was discussed a few years back but will investigate again with current rules and new credit card processing company.
- Store had an approximate 18% ROI in 2021
- Accountants are sending out annual Assessments this year. Anticipating some startup issues with them and potential issues with the 2021 change to subsequent lot purchase assessments

Store Update

- Will be looking for two additional part-time store personnel for the peak season. Bill to post the position towards the end of January
- Bill to ask office staff to clean the office area

- Bill & Randy are working on a Park Administrator Job description for the rest of the BOD to review
- Store staff to be reminded of Coast-to-Coast policy – only power plant outage people or guests of lot owners can rent
- Bill to ask both store employees to become Notary Publics

Maintenance Update:

- DNR Review went well
- Need to scope water lines in 2022 and assess for damage/blockage. Anticipate the need to replace some lines
- Discussed a need for a restroom during the winter months. Apollo can provide a porta potty for Rec. Room for \$85/month. BOD agreed no need this winter since the Rec Room won't open during this winter.
- Discussed trading in our existing skid steer for a newer one
- Propane Refill certification process – Lonnie to fill out the form to get approval for Wildwood to be able to certify expired tanks
- Need to tell store staff that we do NOT sell propane tanks now. We just refill
- Maintenance to replace 3 culverts
- Concession Stand Freezer – Freezer is good. The GFI circuit is bad. Mike Pate to look at the circuit
- Preventive maintenance – Bill discussed a need to dedicate some time (1 day a week) to preventive maintenance. Discussed need to keep new buildings/facilities maintained going forward. Lonnie to start putting a punch list together for maintenance going forward
- Discussed pool cover. Trei to discuss with Mike Pate to get it installed
- Board discussed recent price increase from current ice provider. Board considering options
- Turkey Park Comfort Station
 - Moving forward, footings are poured
 - Discussed the heavy-duty prison style toilet units. Trei to follow up with Mike for prices on heavy duty higher flush prison type toilets only not including an attached sink
 - Discussed need to address parking concerns. Will address as we discuss the potential pavilion that will replace the existing comfort station

Park Council/BOD meeting – started at 10:06 am

- Finance
 - Assessments should go out in the next week or so, must be postmarked by 12/31.
 - Accountants are doing them this year
 - Reminded Lot owners that any subsequent lot bought in 2021 will not have the reduced assessment for multiple lots
 - Wildwood changing credit card processors to reduce the per transaction fee from \$.09 to \$.05 and will reduce our processing rate from 3.5% to 3%. New Credit Card processor will also assist with implementing electronic transactions into our website if needed.

- Property taxes being paid this month
- A lot owner asked what COGS means in the financial reports – Cost of Goods Sold
- A lot owner asked what “Fees” meant in the financial reports. Robyn will look it up
- A lot owner discussed the potential to allocate some of the proceeds from ATV tag purchase to train maintenance
- A lot owner asked about ice sales status – Robyn indicated it’s not yet been assessed
- Bylaws & Covenants update
 - Major overhaul to covenants and bylaws coming in next ballot
 - Need a special meeting via Facebook live on the second Saturday in February, after the Monthly meetings, to discuss the ballot for lot owners
 - Special Meeting announcement letter envelopes are stuffed now and ready to go. They will be mailed on January 10th. Ballots will be stuffed on Jan. 15th after meetings and will be ~~go out~~ mailed on ~~Jan 10th~~ on February 1.
 - Tomorrow’s C&B meeting will be dedicated to Section 4
- Wildwood Club updates
 - Chuck Ridgel indicated that he’s discussed the update with PC. Provided updated to Chris Oliver
 - Randy discussed the survey of the 400 acres. Is done and marked. Randy would like to do more tree painting to ensure the property lines are clear
- Other
 - Randy indicated that WW owns 101 more lots than it had previously known about. They were on the original developer’s land survey and will add to the list of available lots
 - Discussed the idea of creating an updated Wildwood map. Would cost approximately \$7,000 to produce
 - EQUIP Program
 - Grass has been sprayed once to kill vegetation, will do one more time this winter
 - It will be burnt off after that and then seeded
 - Randy provided an update on the OneCall program, Randy reminded people that if you sign up for notification to a cell phone, you will have to text the OneCall program to let them know it’s okay for texts to be sent to a cell phone
 - Randy indicated that lot list prices will go up by 10% on 1/1/2022
 - Surprise DNR visit was conducted and went exceptionally well. No violations.
 - Brief update provided on the Turkey Park Comfort Station
 - A lot owner asked about opening of the Rec Room. BOD indicated that it will not open this winter but will open in the Spring
 - A lot owner asked why the Clubhouse restrooms are not open in the winter. BOD to discuss. Concerns are freezing pipes and vandalism
 - Trei looking at expanding and improving handicap parking at clubhouse and pool
 - Trei indicated that a new light has been installed over the volleyball/basketball court area
- Questions & Answers
 - PC asked about a potential increase in the social budget. PC is asking for \$3500 for 2022. BOD to discuss

- PC asked if we could add a statement to all invoices for tickets indicating that appeals must be done within 30 days. Robyn to discuss with the accountants
- PC asked about the Pool cover. BOD indicated it will be put on
- PC asked about handicapped parking sign at boat ramp. PC would like to take that sign away and just add a no parking sign. The labelled spot is not ADA compliant
- PC asked about Deer hunting and if it should continue to be allowed 7 days per week. PC feel the park is too busy on the weekends

Combined PC/BOD Meeting adjourned at 11:10 am

BOD Meeting Resumed at 11:29 am

Internal Affairs

- IA provided an update. Two appeals presented
- Sandy to forward the appeal information to Robyn so that they can be credited

Old Business

- Maintenance to paint additional trees in the 400 acres to make the new surveyed property lines more visible
- Discussed Conservation Request for \$1000 in 2022 budget – approved

New Business

- Chris Oliver to discuss with the Conservation Club the idea of taking Christmas trees and using them for fish habitat
- Discussing with Callaway County Sheriff security support for holiday weekends. Randy to pursue hiring for holiday and ad-hoc weekends
- Discussed having the store notify security and maintenance when a burn permit is issued. BOD agreed probably not a need since a burn permit should be visible

Chris Oliver made motion to adjourn at 1:00 , Bill Tisher seconded. Unanimous approval.



Respectfully submitted Board of Director
Chris Oliver, Secretary