

Wildwood Lot Owner's Association  
Board of Director's Meeting  
February 12, 2016

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

**Resolution 01/2/16:** Tammy made a motion the minutes be approved with changes. Ron 2<sup>nd</sup>. Motion passed unanimously.

Lisa led the group in prayer.

John reviewed the TO DO list from last month. A discussion was held regarding how past due accounts should be handled. The Board feels a statement should be sent to lot owners who owe something other than current dues monthly. After April 1, everyone with a past due balance will be sent a monthly statement. A sample letter was discussed. Reporting to credit bureaus was considered. Robyn will check into the fees for joining credit bureaus versus using a collection agency.

Robyn handed out a financial recap for 2015. The difference between what was purchased and sold on propane was discussed. Some of the difference is what we have in inventory. Discussion was held on how to handle sales of propane tanks. A check list of items sold was discussed. Robyn stated Wildwood employees need to realize the procedures that are set up by the board are to ensure that employees still have a job in the future. Lisa will draft a procedure for selling propane tanks for approval by the board.

Bert asked if the board would entertain the idea of selling lots. John stated he doesn't have an issue selling lots but we need to have a statement that discusses our current situation with DNR that could be given to potential lot owners.

Bert made a motion we start selling lots and all lots be priced at \$4,000 with no negotiation unless approved by the board. Lots in Pheasant and Crow be \$2,000. No second was offered.

The budget was discussed. Ron questioned several items on the 2016 budget. The board discussed with Bill how he came up with the budget figures. Bill stated he understates income and overstates expenses. We currently have no payments on equipment. Bill asked to purchase new computers for the office. He also asked permission to close the office on the day the computers are installed.

**Resolution 02/2/16:** Tammy made a motion we spend up to \$5,000 for 4 new computers and a laptop for the office. John 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 03/2/16:** Ron made a motion the laptop not leave Wildwood premises. Robyn 2<sup>nd</sup>. Everyone but Tammy and Bert voted yes. Motion passed.

Ron questioned the line item for uniform costs. Bill said change the number to zero. A detailed discussion ensued on budget items. Bill has 3 lot owners that want to purchase lots. He feels that we should allow existing lot owners to purchase adjoining lots. The board is not against selling lots. Our concerns are the DNR issues, the infrastructure of the park, and the fact our lots are assets. Ron brought up there used to be a Sales Committee that took care of selling lots and the money collected from lot sales went into a special fund. The concern is that when all the lots are sold, our assets are gone and if we are using that money to support the park, we will continuously be in the budget condition we are

perpetually in. Discussion was held regarding what we would want in place in order to resume selling lots. John stated he wants to work toward the money from lot sales being reinvested into the park's assets. The discussion was tabled for this meeting as there was no consensus among the board.

Ron questioned the payroll for Maintenance. After a review of past year's payroll, it was determined we have cut Maintenance payroll significantly.

**Resolution 04/2/16:** John made a motion to pass the 2016 budget that shows us at a \$20,000 financial surplus. Robyn 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 05/2/16:** Robyn made a motion Wildwood charge a \$25 fee for handling surveys for private lot sales. John 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 06/2/16:** Lisa made a motion no more tags be sold to car dealers that can be used in multiple vehicles. Bert 2<sup>nd</sup>. Motion passed unanimously.

The Covenants and Bylaws committee nominations were discussed. John, Stan and Ron were willing to serve. They will be the BOD representatives to the committee.

Marie met with the board at 12:28. She was contacted by an organization, CMCA, that tries to get people job training so they can get off social programs. They work the first six months for free. The board agreed to have a presentation next month from the agency.

The work orders that are used were discussed. Some samples of work orders were presented that had the name, address and other things were whited out and written over. Bill stated it's so the full information is on the ticket rather than just a name and lot number. The board wants the work orders to be pre-numbered.

John asked about the security reports. John asked if the results of the check list are reported to Bill and Maintenance. The information is being passed on and issues resolved.

A discussion was held regarding heavy equipment being used on holiday weekends. As a reminder, no vendor trucks or heavy equipment is supposed to be in the park after noon on Friday before a holiday weekend.

The issue of smoking in the office was discussed.

**Resolution 07/2/16:** John made a motion to cease smoking in any part of the office including the laundry room. This includes employees and lot owners. Ron 2<sup>nd</sup>. Everyone but Bert voted for the motion.

Ron Wisniewski met with the board at 1 PM. He asked about the status of the DNR committee. John stated we chose the engineer based on who we thought would do the best job and who was also the cheapest. He further stated we used the DNR attorney due to her expertise and received positive results. The board communicated to Ron W where we are in the process with the engineer and DNR. When the engineering proposal is complete, the DNR committee will be involved again. The board encouraged Ron to call any of us when rumors are circulated.

**Resolution 08/2/16:** John made a motion to correct the August 2014 vote. The suggestion will be sent to the Covenants and Bylaws committee as procedure dictates. Robyn 2<sup>nd</sup>. Everyone voted yes except Bert



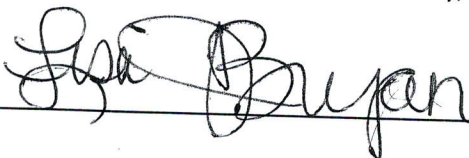
and Tammy. Tammy voted no because she stated she followed Wildwood's attorney's advice on this issue.

Dean joined the meeting at 2. He discussed the bids on the electrical work. Dean found a utility pole for free to replace a broken one that Wildwood was responsible for. The pole has been replaced. He discussed the details of each bid.

**Resolution 09/2/16:** John made a motion we accept the electrical bid from P&L to do all of the electrical repairs. In addition, he'd like to add enough to the bid to add an extra line to meet of the needs of the office. Tammy 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 10/2/16:** John made a motion to adjourn the meeting. Lisa 2<sup>nd</sup>. Motion passed unanimously.

Respectfully submitted by Board Secretary, Lisa Bryan



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