

**WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 10, 2018**

The meeting was called to order at 8:00 AM by John Haynes.

Present: John Haynes, Tammy Spyers, Trudi Elliott, Tami Kiso, Randy Hudson, and Robyn Overly

Absent: Hank Short

Trudi led the Directors in a prayer, followed by the Pledge of Allegiance.

Resolution 02/01/18: Robyn made a motion to pass the previous month's minutes, regular and executive, with corrections. 2nd by Trudi. Motion passed unanimously.

The Park Council meeting was cancelled this month due to inclement weather. There will be no joint nor open meeting this month.

Trudi read the Covenants & Bylaws pertaining to meeting attendance by a Director. 4.5.5 of the Bylaws states if a Director for any reason fails to attend three consecutive meetings in a row or four regular monthly meetings between November 1st and October 31st of the next year (military service not to be counted as an absence) of the Board of Directors, the Director will be subject to removal. The Director may be removed only if a majority of the Directors then in office vote for removal and then the seat shall be deemed vacant. The Director may petition the board for reinstatement. If a meeting was missed for extenuating circumstances, the directors may vote to excuse the absence.

John feels there are extenuating circumstances, and suggests that we do not move on removal. Tammy disagrees. The Directors agree that if the Director in question misses the next meeting he should resign.

Lonnie joined the meeting for the maintenance report.

- In the last two days we used 600 to 800 gallons of water. A water leak has been reported under a residence and will be fixed.
- John reported that we received 24 tank monitors, and when Lonnie gets 12 paid for we will order 12 more. This needs to be advertised that this is a part of the AOC. Lot owners need to understand that if they do not put a tank monitor on a holding tank it must be decommissioned.
- Regarding the barrel test, the third cell lost two inches in thirty days. The chlorinator and the de-chlorinator will go on the third cell. We will need to cut a few trees on common ground, make a road going in, and fill with clay. Maybe three days of work will be necessary for completion of the job.

Randy suggests we have Robyn start calling lot owners about the holding tank monitors and we need to stay on one list. We will also need to decommission tanks so that needs to be factored in to the timeline. We are charging \$25 to inspect a tank monitor installed by a lot owner. If maintenance has to do a re-inspection it will be an additional \$25. The tank monitor files need to be backed up daily on an external hard drive to be stored in the safe. June 30th is our deadline for completion of this project. To get the word out flyers will be handed out at the gate, it will be posted on our website, posted in the office, and posted on the Facebook pages.

The inclement weather policies were discussed again. Common sense is to be used and if the office is closed office personnel need to post it on the official website and on the official Facebook page.

It was stated again that we can do nothing to stop any lot owner from going to and from their property. We cannot land lock them. If a complaint is received a \$500 fine will be levied against any lot owner not in good standing who is found to be anywhere that is not on, or to and from, their lot(s).

When a lot owner calls requesting services the office needs to first check the A/R list to see if they are current before completing a work order. The lot owner must be in good standing to put in a work order.

The next hearing on the lawsuit regarding fees and voting is scheduled for February 26th.

On March 19th there is a hearing on the other lawsuit. Trudi will attend.

Resolution 02/02/18: Tami made a motion that any lot owner renting the clubhouse shall sign a clubhouse rental agreement form. 2nd by Randy. Motion passed unanimously. The clubhouse rental agreement form submitted by Tami is approved with a minor change. The lot owner is to receive a copy of the signed form, and a copy is to be placed in the clubhouse rental file. It is also to be scanned and a copy is to be filed in a folder electronically in the office.

Robyn Overly gave the financial report. She states we have \$80,000 in the bank but that \$165,000 has been received in dues. We have already used \$85,000 of our dues for 2018 received so far. We will look at a special assessment need in April and then again in June. At that time we will also discuss an annual assessment increase.

Tami stated that Bill asked her to ask the Directors about financing sales of the Wildwood owned lots. John suggested that we use a finance company to manage the debt so we would get our money upfront and not have the burden of collecting the debt. As long as they pay their dues they can be in good standing with WW even if they don't pay the loan company. John is going to contact the banks we currently use and the credit union to see if they would be interested. If they are not, we will search further.

We are going to start aggressively writing off bad debt again. We will start with the oldest accounts first.

We do not currently have a contract with the collection company. If we release an account with the collection agency they no longer list the debt on the lot owner's credit report. It is not financially responsible to file a lawsuit on several thousand dollars owed when we can easily spend that much in attorney fees due to necessary court appearances.

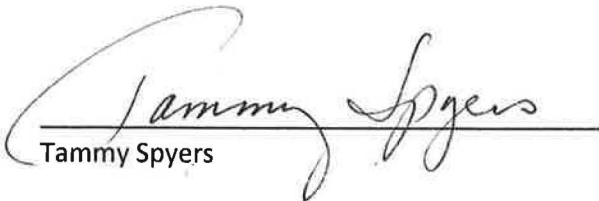
The decision was made to eliminate the full time Park Administrator position and to hire Bert Doerhoff, CPA for all of our accounting needs. The Maintenance Manager will assume additional responsibilities as a part time Park Administrator at this time.

Randy stated that we need to resume open board meetings and have a better forum.

At 12:40 PM the Directors left Tami's cabin to go to the office and resume the meeting.

Due to the freezing rain and the MODOT Traveler's Advisory, Tammy left to go home.

Respectfully Submitted by the Board Secretary


Tammy Spyers