

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 11, 2014

Meeting called to order at 8 AM by President Ron Maietta.

Present: Ron Maietta, John Haynes, Tammy Spyers, Stan Altman, Chris Wisniewski, and Bert Konle.

Absent: Ron Leibach

Resolution 01/01/14: Bert made a motion to accept the November minutes with corrections. 2nd by Stan. Motion passed unanimously.

A lengthy discussion was held regarding the Accounts Receivable list and past due accounts.

Stan and John will meet with Jim Bumpus to go through the aging and visit with every lot owner that is past due for services performed to see what the issue is as far as them not paying their bill.

Maintenance Report with Dean Bryan at 9:20 AM.

- The Dam inspection went well and the Permit has been renewed for three years. Big thanks to the maintenance department and to the volunteers who helped clean up the dam this past summer.
- Security Cameras – We have had to replace two of the cameras already. They were covered under warranty. They kept freezing up.
 - Ron M asked who has access to the security camera recordings. Per Dean, there is only one key and it is in the guard shack. Dean will have 2 keys made and he will give them to Bill. Dean will try to get another copy of the user's manual so Security can have a copy as well for training on the entire system.
- Maintenance is repairing the drywall in the clubhouse as time allows.
- Bert has a list of light bulbs that are out in the park. He will give that to Dean.

Dean left the meeting at 11:20 AM.

Bill made a proposal to the BOD to have two crews for Maintenance/Wildwood Services this year. Dean would lead one crew and Bryan would lead the other. He proposes this for March 1st through October 31st. This schedule would be dependent on the amount of work scheduled and the weather.

- Bill's staffing proposal for the year is approved.

Tammy will run some more ads for work campers for security so we can hopefully man the front gate as much as possible.

The BOD would like to see the office stay open until 7 PM on Fridays and Saturdays during the summer months. Bill will see that this is done starting in May and going through the end of August. We will also have the extended hours on holiday weekends. The office staff will stagger their working hours so overtime can be kept to a minimum.

We will be either closing the store certain days of the week, or having shorter office hours next winter. Bill will inform the employees now so there are no surprises when the time comes.

Ron M will look into ordering engraved cased bibles to present to the family of deceased lot owners on behalf of Wildwood Lot Owners Association.

A lengthy discussion was held regarding the Accounts Receivable listing again. All lot owners that are 30 days past due need to be locked out. There will be no exceptions.

Bill proposed that we do away with repeat inspections on ATV's. Prior inspected ATV's would not require a new annual inspection. The advantage would be the time saved by both employees and lot owners. The disadvantage would be fact of no inspection. Inspections are performed for purpose of lighting and noise compliance. Bill feels a majority of this is regulated through security patrol and observation at the gate. The BOD feels that all ATV's should continue to be inspected at this time. The current procedure will remain in place.

Resolution 02/01/14: Tammy made a motion to purchase 3 more decibel meters and one more radar gun. John 2nd. Motion passed unanimously.

Park Council chairpersons joined the meeting at 11:55 AM. Hope, Robyn, Dwayne, Jim, Trudi, and Donna.

Questions from the PC:

- Trudi, Hank, and Chris submitted guidelines for removal of trees on common ground.
Resolution 03/01/14: Tammy made a motion that we accept the proposed guidelines for removal of trees from common ground. Bert 2nd. Motion passed unanimously.
- Why is the office staff handing out keys to open the propane locker and the ice cooler to people? This is the first the BOD has heard about it. The ice coolers can remain unlocked, but the propane tanks should be locked and only office staff should be opening those. We will relay this to the office staff.
- Why weren't the increase in fees mentioned earlier?
We just voted on these increases in the last meeting.
- Why is the office staff just buzzing people in without questioning the people at the gate? We are not aware of this. BOD members have forgotten their gate cards and have had to identify themselves and been buzzed through the gate.
- PC will be sending out clean up letters again. They are starting that process. Jim will be following up.
- Robyn asked what someone should do if they know a lot owner is locked out for nonpayment and they are in the park.
They should notify security and/or office personnel. Bill can ask the attorney if we can disclose information on past due A/R. If it's legal, we could post the names so lot owners would know who is not to be in the park.
- Park Council is looking at ideas to get more lot owners to vote in the annual elections. They will try to get something in the Whooter and on our website to this affect. Hope will forward it to the BOD for approval prior to posting it on the website.
- Park Council approved a motion that private parties using the clubhouse be charged a \$25 nonrefundable fee for cleaning and toiletry supplies.
- The Social Activities Committee would like to keep a percentage of the proceeds from the poker run for prizes for the children's carnivals. Park Council approved to take 25% of the proceeds and put it back in the social activities fund.

The BOD is ok with special events and special poker runs, but not with the regular holiday weekend poker runs.

- Jim would like to address the security fines. Last year they went to the office and then put in Jim's file. The BOD has changed this and Jim would like to know why. Originally they did go to Bill, and the BOD has changed the procedure back to the way it was. It's nothing personal. Jim says if he isn't aware of the tickets then we need to change the process of appeals to the Park Council. No, Bill will give Jim copies of the tickets so Jim can have the info if someone shows up at Park Council to appeal the ticket.

Park Council left the meeting at 1:15 PM.

A lengthy discussion was held regarding the Accounts Receivable list and past due accounts.

Resolution 04/01/14: Tammy made a motion to allow Bill to allow write off bad debt up to \$100,000 this year. These accounts have been past due for up to and over 20 years and the \$ will most likely never be collected. By showing this \$ on A/R it misrepresents the balance sheet of Wildwood. The lot owners need to see an accurate balance sheet, with an accurate dollar figure for A/R. John 2nd Motion passed unanimously. Note: Writing an account off as bad debt does not mean we cannot go after the debtor for the debt owed if the opportunity arises. Bill will keep records on all bad debts.

Resolution 05/01/14: Tammy made a motion to send a letter to lot owners that are 90 days past due stating they must pay within 30 days or they will be turned over to a collection agency. John 2nd. Motion passed unanimously.

Bert made a motion to lower the Wildwood Services prices. Motion was not 2nd at this time. Each Director is to take a price list home and look over it carefully and compare with prices in the area. We will revisit this next month.

Resolution 06/01/14: Chris made a motion to approve the 2014 proposed budget with amendments, to be reviewed monthly. Tammy 2nd. John voted no, all others voted yes. Motion passed.

Resolution 07/01/14: Tammy made a motion to adjourn the meeting at 3:55 PM. 2nd by Ron M. Motion passed unanimously.

Respectfully Submitted by the Board Secretary


Tammy Spyers