

**Minutes**  
**Wildwood Lot Owner's Association**  
**Park Council Meeting**  
**January 10, 2015**

**Members Present:** Carol Poeschel, Dwayne Overly, Greg Lauber, Hank Short, Hope Berhorst, John Leykamp, Margaret Altman, Mark McDonald, Mike Woolley, Patty Clough, Penny O'Dell, Ray Lasley, Robyn Overly, Rose Leykamp, and Trudi Elliott

**Members Absent:** Chris Bayless, Cindy Tanner, Jeff Weislocher, and Jim Bumpus

**Guests:** Linda Haynes and Angie Hake

The meeting was called to order by Hope Berhorst, chair. A quorum was established.

- Linda Haynes and Angie Hake were sworn in as Park Council members by Hope.
- Hope reported that Cindy Tanner was stepping down as secretary. Rose Leykamp agreed to be secretary (was co-secretary) and Penny O'Dell agreed to be co-chair.
- Hope also reported Penny O'Dell was stepping down as chair of the Social Committee due to health reasons. John volunteered to be in charge of the adult activities and Angie volunteered to be charge of the kids' activities. Rose volunteered to be chair. All members of PC are still on the Social Committee. Linda suggested signup sheets could be put at the front office for upcoming activities. Hank suggested a form letter could be put in the new lot owner's packets or with next ballot about social activities and volunteering. Hope asked PC to write the letter and present it at next PC meeting. The activities are listed in the Whooter. Rose asked about the Social Activities budget. (Question for the Board.) Hope will get information from Michelle Liebach regarding past events and email to Rose and Angie.
- Hope commented that she did put the Bylaws on the PC website.
- Trudi asked if we could put PC updates (similar to what Lisa Bryan had done for the Board) on Facebook. John opposed the idea – felt the minutes should be approved before posting anywhere. Dewayne suggested the minutes be put on PC website.

The December minutes were reviewed. (It was noted that Penny gave the Club House report and under Old Business – it should have been Rules and Regulations – not Bylaws and Covenants Task Force.) Patty motioned to accept the minutes with changes. Mark seconded the motion. Motion carried.

**Public Comments:** None.

**Financial Report** – given by Robyn Overly.

- She gave a comparison of December 2013 to 2014.
- CIMR met with the Board on 12/13/14. In October, CIMR approved the purchase of two water tanks (\$62,460). At the December meeting, CIMR was asked to approve \$62,175 for the quote from Flynn Drilling for the installation of the new water tanks. The Board also requested approval of \$17,000 - \$20,000 (maximum) for Flynn Drilling to install a new pump at the same time the tanks are being replaced. Flynn Drilling could not give a firm bid on the new pump due to the unknown amount of pipe, etc. that would be required. The Board state the quote of \$62,175 for installation of the tanks

was firm and any other costs that may occur would be absorbed by Flynn Drilling. The Board presented the method of funding based on account balances at 11/30/14: \$35,000 DNR account and \$134,400 CIRM account. This will leave a balance in the two account of \$25,275 until the accounts are funded with incoming 2015 lot owners dues.

- Robyn reported that Wildwood uses Enterprise for accounting because our data files got too big for QuickBooks.
- Margaret asked if WW would need to borrow money. Robyn said no because of the revenue received from the campground.
- Maintenance staff will construct the building for the well. This money is coming out of operations.
- Hope asked when most lot owners pay their assessments. No idea as some pay monthly, others pay at first of the year, others pay when they receive their tax refunds and others don't pay until they want to come into the Park. John asked if interest is charged. Interest is not charged until April.

Penny motioned to accept the report as given. Carol seconded the motion. Motion carried.

**Internal Affairs Report** – given by Mark McDonald .

- Received several suggestions/complaints as usual pertaining to the roads and wanting to fire everyone but these are rarely signed.
- Received a complaint about lot owner who had buyers back out of the sale of their lot because the potential buyers felt the neighbors were “thugs”. PC felt this is a civil matter.
- Shed brought in illegally (no permit) and is on common ground. A fine will be assessed against lot owner. Mark will work with Environmental Committee.
- Angie asked if a permit is needed to move a shed from one lot to another lot. Yes.
- Someone witnessed a LO opening gate for another vehicle. Mark asked if this should be a security issue. Mark will check with office to see if the LO had a guest. Also possible that LO was letting someone in who had a sticker.
- Park clean up letters were discussed. We need to be more specific when we fill out the forms. Mark asked if the “inspectors” have to be PC members. It was decided Board members could also be inspectors. We will divide into teams of two at the February meeting. Mark would like inspections to be done by March meeting if possible so letters can be sent out at the end of March since April is cleanup month.

Carol made a motion to accept the report as given. Dwayne seconded the motion. Motion carried.

**Environmental Report** – given by Dwayne Overly. One shed and two RV ports were approved. Dwayne would like to discuss the building codes and permits after we meet with the Board today. Patty made a motion to accept the report as given. Mike seconded the motion. Motion carried.

**Natural Resources Report** – given by Hank Short. Four trees on two lots were approved. No second trailer requests. Dwayne made a motion to accept the report as given. Patty seconded the motion. Motion carried.

**Social Committee Report** – given by Penny O’Dell.

- Penny will send Rose the updated LCLCC activities after their meeting.
- Rose asked if she could have key for storage room. Hope will ask Michelle Leibach for key.

Mark made a motion to accept the report as given. John seconded the motion. Motion carried.

**Clubhouse Committee Report** – given by Penny O’Dell. Clubhouse was rented four times. All events were good except the New Year’s Eve event. Deposit was not returned for this rental. Christmas tree was knocked over and ornaments broken. Compensation for broken ornaments will be made. Clubhouse cleaned the next day and not after the event. Linda made a motion to accept the report as given. John seconded the motion. Motion carried.

**Old Business:** Employee(s) getting a cheaper DNR fee was a clerical error.

**New Business:**

- Mark mentioned a suggestion for a “Bacon Fest” for a social activity. Mark will come up with details.
- Hope sent out copies of all the charters except the Environmental Committee charter. The president listed is wrong on all the copies. No changes were made to any of the charters and she will send out the proposed changes on the Environmental Committee charter.
- Hope asked if all PC members are able to sign into the PC website. John, Ray, and Angie all need passwords.
- Started to go over the new Building Codes and Permits.
  - How long is a survey good? (Question for the Board)
  - Per the Covenants and Bylaws - tie walls do not required a permit.

**Joint Meeting – Board of Directors and Park Council:**

Board Members Present: Tammy Spyers, Ron Maietta, Bert Konle, John Haynes, Lisa Bryan and Ron Tesson (Stan Altman absent).

- Tammy responded to a questions to the Board from last month:
  - Assessments and other WW charges have always been combined on invoices. Since there was only one complaint, invoices will continue to be sent out this way.
  - DNR fee for employees – there was only one employee who had a reduced fee and this was a clerical error and has been resolved.
- Tammy – Due to the weather, installation of the water tanks has been delayed and Dean is working with Flynn Drilling.
- Discussed DNR issues. DNR fined WW \$14,000 for non-compliance on permit. WW countered at \$1,500. DNR came back with \$10,000. WW countered with \$4,000. Attorney has recommended not to meet with DNR. Board will discuss with lawyer. John L asked if a new permit had been issued. New permit will not be issued until issues are resolved.
- Question to Board: How long is a survey good? Ron M responded surveys are good for 10 years or as long as you own lot. Will need to check past Board minutes for this change.
- Discussed Building Codes and Permit:
  - Should pads, holding tanks, and tie walls need a permit?
  - Electrical – should we require conduit? Does electrical wires need to be buried and how deep?
- Question to Board: What is the budget for Social Activities? Board will let Hope know.
- Penny asked when the Covenants and Bylaws be done? John Haynes responded that the 2009 votes should have brought our Covenants and Bylaws in line with Missouri statutes. A few problems have been have been found. They plan on adding all changes to the Covenants and Bylaws voted on to

this document. Bert wanted Park Council to know that he will make a motion when they resume their Board meeting to send the Bylaws and Covenants to lawyer.

**Park Council Meeting Resumed:**

Park Council continued the review of the Building Codes and Permits.

Mark made a motion to adjourn. Dwayne seconded the motion. Motion carried.

Respectfully submitted by Park Council Secretary, Rose Leykamp

  
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