

**WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 13, 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 01/01/18: Trudi made a motion to pass the previous month's minutes, regular and executive, with corrections. 2nd by Robyn. Motion passed unanimously.

We have an update on the tank level indicators. Because it is a new product they have a backlog of orders. We hope to receive them next week.

We did receive the trencher and the truck.

Lonnie joined the meeting at 9:20 AM

- A pipe burst in the clubhouse due to the extreme cold weather. It was quickly caught, the necessary repairs were made, and insulation was added to prevent it from happening again.
- We also had a pipe burst in the maintenance office that had to be repaired.
- The lock was changed at the clubhouse and new keys were distributed to authorized individuals.
- The truck bed is going to be in next week. Once that is in all of the necessary tools should be loaded on the truck and Lonnie would like for Bryan and/or him to take the truck home during the evenings so they can respond to calls faster.
- The truck bed was purchased from Midwest Motors.
- Lonnie left the meeting at 9:50 AM.

A lot owner met with the BOD at 9:50 AM regarding a fine for hauling wood out of the park. It was paid in protest and reversal was denied by the Park Council. The BOD also denies reversal of the fine.

Joint meeting with the Park Council started at 10:15 am.

- Mike T asked for an update on switching fire districts. Per John – no, they were supposed to meet with us a few months ago but we never heard from them. Cindy T will follow up. John asks the meeting be set up with both the Park Council and the Board of Directors.
- The new clubhouse keys have been distributed to those that need them.
- The Park Council swore in three new members. They are Dee Newman, Vicky McNeil and Linda Haynes.
- Debby asked when the tank indicators would be in. Next week, and Wildwood Services is ready to start installing them once they are received.
- John reported on the major pool repairs were put on hold last year for known reasons. We are moving forward with the repairs this year. A cover will be installed on both pools. The total cost for repairs and installing the covers is roughly around \$41,000. The money to pay for this is in the pool fund collected by the pool fees from last year. The balance in that account \$41,528.34.

The BOD returned to the board room at 11:15 AM.

A discussion was held regarding a lot owner bringing tires into the park and leaving them by a dumpster.

Mark and Bill T met with the BOD at 11:30 AM to discuss Internal Affairs. They left the meeting at 11:40.

At 11:40 AM Jim, Mike T and Debby, the Park Council CIMR Committee members, joined the meeting to discuss and vote on reimbursement from the CIMR fund to the general fund for the 2008 pickup truck for \$12,000, the Knapheide utility bed to go on the truck for \$ 5,521, a walk behind trencher for \$4,068.30, and \$ 8,738.41 to pay off the balance on the road grader. The total amount requested approval is \$30,327.71. Robyn and John are on CIMR for the board and are present. All 5 vote yes. Debby, Mike and Jim left the meeting at 11:50 AM.

A discussion was held regarding the Park Council Charters and the Rules and Regulations being updated.

A discussion was held regarding the accounts receivable balances and past due balances, and writing off bad debt.

John will contact MCA Management Company and find out what we need to do to proceed with foreclosures on the properties attached to past due lot owners. He will also ask for a copy of our contract with them, and speak with a couple of other attorneys to see what they charge to pursue judgments against these debtors.

Effective January 1st, Wildwood is enforcing the \$500 fine for a lot owner not in good standing and using common ground. A list of names and lot numbers is to be released (without the amount owed) along with the phone number to the guard shack. Lot owners are encouraged to document, with a photograph if possible, any lot owner that is in violation. The list will include lot owners 30 days+ past due. If a lot owner pays and becomes current their name is to be removed from the list. A new list is to be printed each month.

The informational notice of lot owners not in good standing that was included with the DNR mailing is to be posted on the Wildwood official website and in the office+.

Bill Griffith joined the meeting at 3 PM. Robyn provided Bill with the approved CIMR amounts.

Tami went over her list of things to do for Bill.

Resolution 2/01/18: Robyn makes a motion that we continue to sell Wildwood lots at the list price. Counter offers are to be submitted to the BOD for approval. Randy 2nd. Motion passed unanimously.

Resolution 3/01/18: Tammy makes a motion that we adjourn the meeting. Randy 2nd all in favor. Motion passed unanimously.

Respectfully Submitted by the WLOA Board Secretary.


Tammy Spyers