

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
January 22, 2022

Came to Order at 8:06 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Trei Irwin, Bill Tisher, Chris Oliver
- Absent: Danny Payne

Trudi Elliott opened with prayer

Pledge of Allegiance

Finance:

- Added \$149.70 added to CIMR. Total that went in is \$27,663
- Assessments paid as of 1/19/2022 is approximately \$205,000
- Lot sales for 2021 = \$210,334
- New credit card processing is up and running with no issues
- 30-60 days accounts receivable is best it's ever been

Store Update

- Bill will post the open store positions and maintenance positions
- Bill to try to get second cash register working so we can have two registers running on busy weekends

Maintenance Update:

- DNR Report on Lagoon – Office staff to scan and put in Teams
- Propane – Awaiting approval for staff to recertify existing tanks
- Discussed putting the ice machine in the current laundry room once the new Turkey Park Comfort station opens up with washers and dryers
- Have experienced a lot of water leaks due to freezing where there are no shutoffs
- Maintenance will look at adding shutoffs where needed in the spring/summer
- Discussed issues with people turning in expired propane tanks. BOD decided to move the tanks to the fenced in maintenance area and have maintenance personnel responsible to visually inspect tanks being turned in to ensure they meet the mandated criteria
 - Lonnie will have maintenance take old tanks to the propane fill area

- Tanks can be filled or exchanged during business hours Monday through Friday and 9 – 11 am on Saturdays. Lot owners will pay at the store and then take the receipt to maintenance
- Maintenance will also move a propane tank cage to the security shack as well so that lot owners can exchange tanks when security is at the shack. Propane exchanged at the guard shack must be paid for with cash or check
- Ordered a new plastic slide for the Turkey Park comfort station
- Will be transitioning from current ice vendor for excess ice / bagged ice
- Pump truck burned pump up in June. Was repaired but still experiencing issues and pump burned up again. Lonnie is challenging the invoice due to negligence on the vendor. Accountants have been informed to not pay that invoice until instructed.
- Discussed road dust application in 2022. Lonnie to get information from the vendor and BOD will discuss in more detail in February.
- Discussed an alternative source for road rock.

9:45 am – Met with a lot owner – See Executive Minutes

Internal Affairs

- No updates

Old Business

- Discussed potential options for selling gas. A lot owner provided information for BOD to review.
- OnSolve – Desire is to increase involvement. Will be discussed with lot owners at the next lot owner meeting.
- Discussed storm shelter grant – 3 potential grants, FEMA, State of Missouri, and a US Grant. We've submitted the applications to get the applications for each grant and are pursuing options.
- Discussed Turkey Park comfort station. Agreed to purchase the camera system now to keep costs down. Trei to speak to Mike Pate to add to the bid.

New Business

- Robyn made a motion to upgrade Wildwood Camera systems presented by Bill Tisher. Trudi seconded, unanimously approved – **Resolution 20220122-001**
- Discussed tax auction lots – Trudi to work with Boyd & Boyd to complete the transfers
- Have discovered 20 lot owners who have not recorded the deeds, leaving Wildwood being billed for the taxes. Robyn to research how long Wildwood has been paying the taxes and the lot owners will be invoiced.
- Randy discussed a tutorial on use of the Callaway County Recorder of Deeds website. To be included in the February meeting.

- Discussed adding rule 17 to the website explaining the Preferred Vendor Program. Bill to ask PC to add this to the website.

2022 Budget

- Reviewed 2018 – 2021 actual income and expenses and agreed to a 2022 budget

Randy Hudson made motion to adjourn at 12:37 , Chris Oliver seconded. Unanimous approval.

A handwritten signature in black ink, appearing to read "Chris Oliver". The signature is written in a cursive style with a large initial "C" and "O".

Respectfully submitted Board of Director
Chris Oliver, Secretary