

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

July 12, 2014

Meeting was called to order at 8:15 a.m.

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

Absent: Tammy Spyers

Minutes: Bert made a motion to approve the previous months minutes. 2nd by Ron L. Motion passed unanimously.

Dept. of Natural Resources informational meeting: Wildwood's attorney, David Bandre, has suggested that the Board hold an information meeting for the lot owners regarding the sanitary system requirements. The engineer, Tom Gredell, should also be present. Bill Griffith is to contact the engineer and attorney to arrange a time that they can both be present for this meeting. The water well system specifications that were submitted in April to DNR were approved in July. Currently Curtis Warfield is looking for tanks for the new system.

Robin 92: The owners who inherited Robin 92 state that a current survey indicates that improvements that were done to this lot many years ago are partially on common ground. At the time the improvements were done a representative of Wildwood indicated where the lots lines were. After discussion that the encroachment onto common ground was not done intentionally, it was decided by the Board to allow the encroachment to remain, as long as the property is owned by the same family. Motion made by Ron M., 2nd by John. Motion approved unanimously.

Maintenance: A lot owner, Brian Seemes, has offered to procure and install new gate openers at his cost. This is line of business. The units retail at \$4,800 each, not including installation. He can obtain and install the two openers for \$3,650 total. This includes breakaway arms and surge protectors for each unit. Bill Griffith states that the park has spent around \$16,000 over the past 12 months for repairs and wages for security when it was broken. The new gates will be 15 feet wide. Concrete will be poured to accept the wider gate. Motion made by Ron M., 2nd by John. Motion approved unanimously.

Maintenance is waiting for u-joints to repair the sickle mower. Clarence Putnam's water lines are now installed. Stan questioned why mowing is not being done by just one person, as has been done in the past. Dean states that mowing is being done by various maintenance employees.

Election certification: On 8/2/14 John Haynes, Internal Affairs Liaison and Trudi Elliot, Internal Affairs Co-chair are to certify the candidates for the upcoming election.

X **Clubhouse rental:** The Board discusses with the Chairs of Park Counsel charging a fee for the Clubhouse rental. A recommendation of a \$50 rental fee plus a \$100 deposit is recommended by Park Counsel. Motion is made by John to adopt Park Counsel's recommendation. 2nd Ron L. Motion approved unanimously.

Tree permits: The Board discusses with the Chairs of Park Counsel that tree removal permits currently have an expiration date. Motion was made by Ron M. to remove expiration dates from tree removal permits. 2nd Chris. Motion approved unanimously.

Respectfully submitted by the Acting Board Secretary



John Haynes