

Minutes
Wildwood Lot Owner's Association
Park Council Meeting
July 11, 2015

Members Present: Cindy Tanner, Dwayne Overly, Greg Lauber, Hank Short, Hope Berhorst, Jason Hake, Jim Bumpus, John Leykamp, Margaret Altman, Mark McDonald, Mike Woolley, Patty Clough, Penny O'Dell, Ray Lasley, Robyn Overly, Rose Leykamp, Sam Lasley, and Trudi Elliott

Members Absent: Carol Poeschel, Jeff Weislocher, Linda Haynes

Guests: Don Johnson, Brian Knipp, Donna Knipp, Archie Alexander, Mike Kiso, John DeSmit, Adam Friend, Cindy LaBeau, Dave Hollingsworth, Wendy Hollingsworth

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

Approval of Minutes: The June minutes were reviewed. Mark motioned to approve the minutes with corrections. Hank seconded the motion. Motion carried.

Public Comments:

- Lot Owner B41 was fined for cutting down four trees. Lot owner attested the trees were dead and he had gotten a permit 10 years ago. He was told the permit would have expired. Brian stated the office says it is ok to cut down dead trees (which it is). Park Council would like everyone to get a permit since there is no charge for the permit and there are different opinions of when a tree is considered dead. John suggested a member of the Natural Resources Committee go to the lot and check since the trees were still on the ground. It was agreed Hank or Ray would go to lot after the meeting and report back to Mark (Internal Affairs).
- B193 was fined \$1,000 by Park Council last month for riding on the common ground behind his lot. Lot owner stated:
 - The trails were there before he purchased his lot three years ago.
 - He asked three security guards if he could ride on common ground and was told "anywhere but on someone else's property".
 - He spoke to Bill and was told it was ok as long as it was kept to a dull roar.
 - Lot owner said he found in the information given him that he could ride on common property. Jim asked LO if he had a copy of the Bylaws and Covenants. Lot owner did not have the documents.

Lot owner was asked to step out while Park Council discussed the issue.

- Dwayne said he did a search and the only thing he could find was for the City of Wildwood.
- Jim asked if there is anything we sign when we get our permit/stickers regarding where you can ride.
- Dwayne would like Bill and Misty to come down to the meeting but they are unable.
- Jason stated he saw Misty give Bill a highlighted copy of the rules and regulations.
- Cindy felt this was a miscommunication and the fine should be lowered.
- Dwayne said Lot Owner was riding on the common ground again after he had received the fine. Dwayne, Mark, and Ron M went to the lot to speak to Lot Owner at that time.
- Margaret asked Dwayne if trees were cut down. No but they were broken while riding.
- Patty made a motion to have the fine stand as assessed. John seconded the motion. Motion passed unanimously.

- Lot Owner was told fine would stand and he would need to pay the fine and appeal to the Board.
- Lot Owner T312-313 asked for clarification on pumping holding tanks. He was told last year that he could not pump his own tank or he would be fined yet a Board member (and past maintenance person) and another Board member were pumping tanks. Lot owner also had experienced trouble with billing when he had WW services pump his tank (was told he would get a free pump when WW services installed his holding tank). John stated the Board had passed a \$1000 fine for pumping a holding tank.
- Brian Knipp feels Security needs to do a better job on the simple rules (i.e. speeding, parking in the road, tags, etc.) Jim said he has asked for years to have Security trained better. Dwayne feels the Office Staff should not answer questions if they are not sure of the answer and should refer them to someone who should know and Security needs more training. (Question for the Board).
- Trudi thanked Mark for handling a call she received at 12:40 a.m. A grandfather called the Sherriff's Department on his grandson.
- Jim feels Bill should handle finances and a maintenance manager should be hired to handle staff.
- Donna – pool maintenance/security are not doing a good job of monitoring eating, drinking, and smoking in the pool. Jason – people are hanging out/visiting with security under the pavilion even though there is a sign posted this area is for security only.
- Kudos to Mark for asking people with dog to leave the pavilion area during the dance.

Financial Report – given by Robyn Overly.

- She gave a comparison of last year to this year.
- Bill paid Flynn Drilling out of operating funds and will ask CMIR to replenish.
- Bad debt – nothing has been written off this year. Board has to authorize.
- Accounts receivable is \$514,703.63.
- Income from Park permits is \$33,408.77 (cars, ATV & guest passes). Jim asked how much of this is ATV fees. \$9,580 is renewals and \$125 in new. Why aren't we attacking this market for income? John stated he asked at the office about guest ATV passes. He was told a guest gets a small metal tag. The tag is too small to fit the "G" on it. If this is correct, if a guest tag is not returned, it could be used the entire year. Several ideas were discussed:
 - Cindy suggested Lot Owners be given tags and guest be given the plates. It was decided this would not work because it would be difficult to see the tags.
 - Robyn suggested using a different colored card/tag for each month with date written on the tag.
 - John suggested that Guest tags could be numbered and signed out to guests. If the tags were not returned, the lot owner whose guest did not return the tag would be charged/fined.
 - Dwayne suggested a \$50 deposit plus the \$25 guest fee be charged for the tags. Tag sheet could be given to Guard Shack. Having a large amount of money at the Guard Shack is a concern. Margaret asked why guests could not return when office is open instead of using the Guard Shack.
 - Taking the guests' driver's license to insure the tag would be returned.
- Hope will relay these suggestions to the Board.
- Mark made a motion to accept the report as given. Patty seconded the motion. Motion carried.

Internal Affairs Report – given by Mark McDonald.

- Hope asked if the spillway is part of common ground. It was suggested a sign be put up or a chain be put across the opening by the dam.
- Mark asked if there is a fine for littering. At this time there is no fine. John motioned to make the

fine for littering \$50. Penny seconded the motion. Jim felt \$50 was too high. Discussed several scenarios including dumping tires, trash blowing out of the vehicle, etc. Mark suggested a \$25 minimum. John amended his motion to make the fine a **minimum** of \$50. Ray seconded the motion. Motion passed (one member abstained and the rest voted in favor).

- Mark asked if there is a rule/regulation about 2 vehicles riding side by side. After discussion, it was decided this could be considered careless and imprudent driving and would be a \$25 fine.
- A campfire was left unattended. It was suggested Mark check to see if lot owner was out of the park before assessing the fine. Automatic fine is \$500.
- Mark asked if there is anything in our rules and regulations against burning railroad ties. No one knows of any rules against this.

Robyn made a motion to accept the report as given. Penny seconded the motion. Motion carried.

Joint Meeting – Board of Directors and Park Council:

Board Members Present: Tammy Spyers, Stan Altman, Bert Konle, John Haynes, Lisa Bryan and Ron Tesson. See Board Meetings for details.

Park Council Meeting Resumed:

- Lot Owner D66 said she had filed a complaint last month regarding trespassing. Mark relayed that PC thought it was a civil matter. Hope asked if there is a fine for trespassing. None known.

Environmental Report – given by Dwayne Overly.

- Permits for the following were approved: 5 sheds, 3 cabins, 4 RV pavilions, 1 permanent seating, and 1 addition.
- Patty asked if you have to have a permit to install a holding tank. Not at this time (our new building codes have not been approved yet); however all tanks must be approved by Wildwood.
- Jim asked about a lot in Beaver who had started to put up a building and been fined several years ago. The fine was paid. John said he spoke to the lot owner and LO said he wanted to complete the building and would get a permit. Margaret asked if he was fined, how it can they use the building. The building has a holding tank. Discussion on whether this is an “out house”. There are many building that do not have living quarters and have a bathroom. Dwayne felt our rules and regulations on this subject was intended for outhouses where a hole is dug and no tank is installed.

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

Natural Resources Report – given by Hank Short.

- Seventy trees over 23 lots and 4 second campers/RV placements were approved. Trudi informed PC that we have lost over 125 trees this year.

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

Social Committee Report – given by Rose Leykamp.

- The band for 4th of July seemed to be well liked. We are trying to get a DJ or band for the Saturday night of Labor Day Weekend.
- We would still have about \$1,000 left in the budget with another DJ/band at Labor Day. We have

- received \$90 in donations. We are not doing as many activities due to lack of volunteers.
- Penny has volunteered to be in charge of the poker run for Labor Day and Hope volunteered to be in charge of the Kid's Carnivals. Rose thanked everyone for volunteering and asked that people volunteer ahead of the event so the person in charge knows how many they need to recruit.

Jim made a motion to accept the report as given. Mike seconded the motion. Motion carried.

Clubhouse Committee Report – given by Penny O'Dell.

- Club House was rented twice and there were no complaints.
- Hope relayed question about clean up after the LCCC breakfast. Penny stated they did clean up.

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

Old Business:

- Trudi asked if the Charters for the committees have been approved. Hope will try to send them out again for the members of the committees to review.

New Business:

- None.

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

Respectfully submitted by Park Council Secretary, Rose Leykamp


