

**MINUTES**  
**WILDWOOD LOT OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**July 9, 2016**

Meeting called to order at 8 AM by President John Haynes.

Present: John Haynes, Tammy Spyers, Ron Tesson, Stan Altman, Bert Konle and Robyn Overly

Absent: Lisa Bryan

**Resolution 01/07/16:** Robyn made a motion to accept the minutes. 2<sup>nd</sup> by John. Motion passed unanimously.

There are two Director Positions to be filled in the upcoming election. Stan Altman and Bert Konle's terms will expire.

Ron Tesson was able to confirm with Callaway County that WLOA does own the mineral rights to WLOA property. The BOD thanks Ron for spending his time and money to look into this.

**Resolution 02/07/16:** Tammy made a motion to approve a letter from John to DNR requesting two lots be allowed to hook up to existing holding tanks. 2<sup>nd</sup> by Stan. Motion passed unanimously. These tanks were installed prior to the AOC becoming effective and the lot owners were completing construction on their structures, so they were not ready to hook up at the time the tanks were installed.

Internal Affairs chairperson Patty Clough met with Director Robyn Overly on 6/25/16 to determine eligibility on the four petitions submitted by lot owners. One of the petitions potentially requiring a vote did have the required number of signatures. A meeting has been set for August 6<sup>th</sup> at 9 AM, and a letter has been sent to the lot owners.

There was also a letter sent to the lot owners with a notice of a special meeting on 7/23/16 at 10 AM for a Q & A with Rocky Miller regarding the Engineers Preliminary Report.

A discussion was held regarding the pool. Vaughn Pools has been advising maintenance. Stan, Bert and Ron all received instruction from Vaughn Pools in the past regarding the WLOA, and they had some suggestions. Stan will visit with Dean about this.

The BOD left to attend the joint meeting with the Park Council at 10:25 AM.

The joint meeting started at 10:45 AM. Questions from the Park Council to the BOD:

Q Is there a timeframe to begin selling lots again?

A No

Q Who pays the WLOA attorney bills when random lot owners call them?

A Per John no one has called to his knowledge, but one has written a letter. Only John is allowed to call on behalf of the BOD, and only with majority vote to do so. If a lot owner has a question, they are welcome to ask the board to ask the attorney. Bill does not have the authority to call on his own, but can if the BOD instructs him to do so.

Q What list did the attorney say to use for determining eligibility for signatures on the petitions?

A John did call the attorney on that question. A lot owner's assessments must be paid by March 31<sup>st</sup> to be able to sign a petition and vote.

Jamie commented Directors named on the petition should not be able to confirm the signatures. Robyn explained that Tammy had to work and Bert we assumed was off the board since he walked out of the last meeting saying he was done. Robyn offered to do it so the deadline would be met.

Ron Maietta commented Robyn should not have counted because she was on the petition, and if the attorney says they are legal they are legal, if not then they are not.

Tammy offered to recount with Mark and Patty today after the BOD meeting.

Q Can we have security wear cameras or have dash cams?

A We will discuss.

Q Are the building codes done?

A We will follow up.

Q How can the BOD approve permanent residency when they have to have a holding tank?

A It's in the Bylaws & Covenants so, per our attorney; you cannot deny it to them if all requirements are met.

Q The pool still doesn't look clear. Are samples being taken on a daily basis and the results being recorded?

A Bert stated there is a sheet on the desk that lists the date/time/chlorine/ph.

Q Are you aware of the burglary attempt, and do you have any suggestions?

A The BOD heard about it on Facebook. Stan commented that permanent residents could

patrol the park. Lot owners could install cameras and should lock their property up.

Q If we have to vote on the petitions will we have ballots specific to what we're voting on?

A Yes

Q How did permanent residency come about? Was it voted on by the lot owners?

A Trudi stated 60% of the lot owners approved permanent residency in 1992.

Vickie commented that at one time they were going to sell one acre lots with A frames on them. This park was initially designed for permanent residency, not a campground. So saying this park was always a campground is wrong.

Q Where did the actual number come from on the holding tanks?

A The office called the lot owners.

Q Is there an email set up for the BOD to respond to questions?

A Lisa is getting one set up and the link will be on the official website.

Q Did Robyn go to school with Rocky Miller?

A Robyn stated she went to school in Iowa which would be a long commute to where Rocky went to school. No she did not.

The BOD left the joint meeting at 11:45 AM.

The BOD resumed their meeting at the office 12:15 PM. Bert Konle did not return to the BOD meeting after the joint meeting.

A lot owner met with the BOD at 1 PM regarding mowing in the park, the current status of DNR, the current mentality of a certain group of lot owners, and concerns about our aging infrastructure. One Director will meet with this lot owner after today's meeting to see exactly what concerns he has on mowing. John thanked him for coming in to meet with us and said we would follow up. The lot owner left the meeting at 1:40 PM.

In the June 2016 minutes it was stated we have spent \$2,730 in attorney fees to respond to DNR regarding allegations made by the group of lot owners who met with DNR. The updated amount is \$2,850, as \$120 had not yet been invoiced at that time.

Tammy, Mark and Patty will recount the petition for the removal of five board members after the BOD meeting today.



Another discussion was held regarding unauthorized individuals being behind the counter in the office. John instructed Bill to put up a chain with a sign on it so no unauthorized people will go behind the counter in the future.

Tammy will send to Bill Griffith the collection letter to be mailed with past due invoices no later than the end of the day Tuesday. Bill will have the statements, including collection letters with those that are past due, sent to lot owners by the end of next week.

Bill gave an update on the financials. We are still on target to have to borrow against next year's assessments but we will not have to borrow against the CD.

**Resolution 03/07/16:** Tammy made a motion to have Dean get 3 bids to repair the concrete at the pool, sandblast it down to the bare concrete, and paint it before opening next year. A cover for the pool should be a separate bid (3), so we don't drain the pool every year. This is for future cost projections as we have been putting off repairs to the pool due to budget restraints. 2<sup>nd</sup> by Stan. Motion passed unanimously.

The DNR pump tank reports due July 31<sup>st</sup> will be sent next week. They will be sent certified mail, and Bill will send a copy of everything to John.

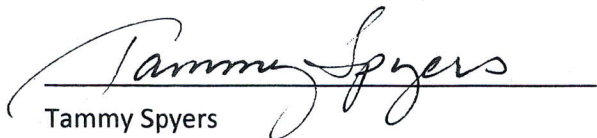
There was a lengthy discussion held regarding stress and separation in the park.

Mark McDonald, Internal Affairs Chairperson, joined the meeting. He explained why a complaint on noise was dismissed; stating Wildwood had set precedence by issuing a warning on the first complaint on a lot owner. So the lot owner was given a warning instead of a fine.

John gave Mark a copy of an email from our attorney regarding which signatures are valid on the petitions submitted.

**Resolution 04/07/16:** Tammy made a motion to adjourn the meeting at 4:30 PM. 2<sup>nd</sup> by John. Motion passed unanimously.

Respectfully Submitted by the BOD Vice President.

  
Tammy Spyers