

Wildwood Lot Owners Association  
Board of Directors Meeting  
July 14, 2018

Meeting called to order at 8:03 am by Trudi Elliott

Present: Trudi Elliott, Tami Kiso, Randy Hudson, Robyn Overly, Chris Bayless

Not present: John Haynes & Hank Short

Approval of June 2018 minutes. Tami made first motion. Chris 2<sup>nd</sup>. Passed unanimously.

- Action without a meeting. All emails require 100 % of board members participation/agreement. Need to be included in minutes.
- Need to post to Wildwood Associates all governing documents and lots available for sale owned by WLOA.
- Discussed how we proceed with emailing topics and tracking and transferring to our minutes. Also discussed having a closed FB page for the directors. Chris to develop a FB page for Wildwood BOD as a prototype to determine feasibility.
- Vendors- need to talk to PC. (firewood etc...)
- It was confirmed WLOA or no vendor can sell open alcohol

Meeting with Lonnie

- Pool cover – will be here Tuesday. Will install Thursday. Need to find out where we will store. Will store in club house. Need rodent protection
- Pool – areas where there were repairs on the bottom of the pool are failing. Specifically, areas where there were/are cracks in the bottom of the pool.

Tank monitors

- how many tank monitors need to be installed and inspected?
- We may have 45 that have not been inspected. We need to follow up.
- We need 50 more tank monitors. Lonnie to order. We recently received 53.
- We may have 15 remaining. We have 60 to still install.
- Need to update the owners list. Need to cross reference the list we sent to DNR with monitors purchased and installed.

Sewer line repair –

- Lot owner to help. We need a laser to gauge the consistency of the fall of the pipe. Lot owner may have a laser. Estimated costs to repair the line is about \$4,000 vs. hiring a service that will cost about \$16,000. Lonnie to follow up with lot owner regarding repair & equipment.

Need to develop and keep updated a timeline of various DNR projects.

Need to purchase an underground magnetic detector that locates wires, pipes etc... Lonnie to get 3 bids.

Need to follow up with Hank. Further inquiry reveals these devices range from refurbished starting around \$350 to new that have prices up to \$700. [https://www.tylertool.com/factory-reconditioned-cst-berger-19-555-rt-mt101--magna-trak-100-series-magnetic-locator-with-soft-case/cstr19-555-rt,default,pd.html?ref=pla&zmam=31282435&zmas=47&zmac=723&zmap=cstr19-555-rt&gclid=CjwKCAjw4avaBRBPEiwa\\_ZetYlg1J5M2c7JKTH3KPJtTE43iJlwujq64boIKH7RdBJM6NA0kGFre5RoClwcQ](https://www.tylertool.com/factory-reconditioned-cst-berger-19-555-rt-mt101--magna-trak-100-series-magnetic-locator-with-soft-case/cstr19-555-rt,default,pd.html?ref=pla&zmam=31282435&zmas=47&zmac=723&zmap=cstr19-555-rt&gclid=CjwKCAjw4avaBRBPEiwa_ZetYlg1J5M2c7JKTH3KPJtTE43iJlwujq64boIKH7RdBJM6NA0kGFre5RoClwcQ)

[https://www.tylertool.com/factory-reconditioned-cst-berger-19-555-rt-mt101--magna-trak-100-series-magnetic-locator-with-soft-case/cstr19-555-rt,default,pd.html?ref=pla&zmam=31282435&zmas=47&zmac=723&zmap=cstr19-555-rt&gclid=CjwKCAjw4avaBRBPEiwa\\_ZetYlg1J5M2c7JKTH3KPJtTE43iJlwujq64boIKH7RdBJM6NA0kGFre5RoClwcQ](https://www.tylertool.com/factory-reconditioned-cst-berger-19-555-rt-mt101--magna-trak-100-series-magnetic-locator-with-soft-case/cstr19-555-rt,default,pd.html?ref=pla&zmam=31282435&zmas=47&zmac=723&zmap=cstr19-555-rt&gclid=CjwKCAjw4avaBRBPEiwa_ZetYlg1J5M2c7JKTH3KPJtTE43iJlwujq64boIKH7RdBJM6NA0kGFre5RoClwcQ)  
AvD BwE

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Discussed unattended fire. As long as a lot owner is in the park, and the fire is in a fire pit, the fire is considered "attended."

Rules, regulations & fines. Finalized copies to be published.

- Chris made a resolution to charge \$200 for derelict vehicles left after 3 months of notification (letter to be sent certified). Tami 2<sup>nd</sup>. Passed unanimously.
  - **Resolution 180714.1**
- Clarified ATV rules state "No more than three persons are to be on an ATV. The fine for violation of this rule is 1<sup>st</sup> time a warning, 2<sup>nd</sup> time \$25 fine, 3<sup>rd</sup> time a \$50 fine etc... removed language indicating lot owner being locked out of the park
- Trout Line. "trout lines, limb lines or jug lines are not allowed on any of the lakes. Minimum fine of \$50 for first offense, \$100 for second and \$150 for third offense. Tami made resolution, Chris 2<sup>nd</sup>. Passed unanimously. to add 4<sup>th</sup> offense of \$200 and subsequent offenses of \$200 each. Removed language indicating lot owner being locked out of the park after the fourth infraction.
  - **Resolution 180714.2**

Disputing automatic fine – changed from discussing with Park Administrator to discussing with park council.

Employee handbook. Will discuss next meeting.

Ask park council to locate tow truck company to tow illegally parked, non-lot owner vehicles.

Permanent residency was approved per bylaws & covenants for 2 lot owners

Trudi to pick up a visa card application from Callaway Bank for office personnel to use.

Park Council / Board of Directors joint meeting

- Questions from park council
  - Wants to raise rental on club house from \$50 to \$100. This was approved in the second half of the board meeting
  - Special events, currently we charge \$1 per car. Want to raise to \$5. This was approved in the second half of the board meeting
- Tree harvest – Randy explained our status. We believe we have several trees that could be harvested. We further believe the harvesting of trees will require a vote of the property owners as this action encroaches on common ground. We need to review further.
- Christy mentioned email blasts and sending group emails. There is a service/program. Or we can collect extract email addresses from the lot owners list. All e-blasts should be blind carbon copied.
- Larry has verbal obligations for two upcoming events. We will cancel the October band event. Need to look into cancelling the Labor Day event.
- Discussed law suit. Judge has excused the case. Plaintiff has 40 days to appeal.

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- Discussed the Fire District change. Moving to South Callaway Fire District.
- Discussed firewood vendor, coast to coast on air B&B, vendors, recycle aluminum. Park council to pursue further
- Internal affairs – Bill had one full time residency request. That request was later approved in the board of directors meeting
- Questions from lot owners. Discussed parking at dam. “No parking” sign needs to be more visible. Trees have grown around the sign. Possible addition of regular (non-handicap) parking was proposed. Area in question is also a boat ramp so parked vehicles impede launching & retrieving boats

Board of Directors meeting re-convened at 11:15  
Discussed lot sales

Budget update. Top line figures for reference.  
Financial estimated \$140K short fall  
\$140K for salaries  
\$30K for utilities  
\$14K supplies (repair & maintenance)  
\$39K maintenance (gravel)  
\$10K professional services

Refer to letter “Wildwood lot owners Association budget update, July 15, 2018” for details.

Robyn made resolution, with park councils recommendation, all future club house rentals will be increased from \$50 to \$100. Effective July 14, 2018 on all new reservations. Current reservations are excluded. Robyn made motion. Chris 2<sup>nd</sup>. Passed unanimously. Club house to be closed and decommissioned when not in use.

**Resolution 180714.3**

Special event car fee is currently \$1. Pursuant to Park Council’s recommendation the fee is adjusted from \$1.00 to \$5.00

Chris made resolution. Robyn 2<sup>nd</sup>. Passed unanimously.

**Resolution 180714.4**

Get all legal documents & finances posted to wildwood web page. Trudi to send documents to Tami for uploading to web site

Lots selling on court house steps (Randy task)– need to call court house to determine if court house will disclose we have liens. We have liens on all lots

Insurance bids – ongoing project for Robyn.

Improved camera’s were installed near dumpsters by guard shack

3 lot owners have non-approved tank monitors. Trudy will send a letter to each.

Randy needs to update lot owners file regarding lot owners list and list submitted to DNR regarding tanks.

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Storage facility – Tami to draft a letter to send to lot owner who is grossly delinquent

Adopt a lot – asked Park Council to champion.

Post on wildwood association web site all Wildwood owned lots available for sale. Tami to give list to Carla.

Discussed letter received with ballots. Lot owner expressed concern with lot being owned by 8 people who ultimately allowed 8 families using the pool and facilities. There is nothing the association can do.

Chris made resolution, Tami 2<sup>nd</sup>, Trudi assumes liaison for maintenance.

3:29 pm

Chris made a motion to adjourn

Randy 2<sup>nd</sup>. Passed unanimously.

A handwritten signature in cursive script that reads "Randy Hudson".

Randy Hudson

Wildwood Lot Owners Association  
Board of Directors special Meeting  
July 21, 2018

Meeting called to order at 9:00 am by Trudi Elliott

Present: Trudi Elliot, Chris Bayless, Robyn Overly, Tami Kiso, Randy Hudson, John Haynes

Absent: Hank Short.

Discussed preparation for meeting with Lonnie.

John explained past requests and practices for analyzing the profitability of Maintenance/Wildwood Services. Need cost centers. Need to lease wildwood owned equipment to wildwood services. Chris further elaborated on how we don't itemize and don't track back expenses. Discussed how we use and don't allocate equipment costs to jobs and tasks. Job costs are tracked but the data is not used. Discussed current rates of labor and equipment vs. where we should be. Need to build report to determine profitability of maintenance & wildwood services.

Trudi reported Green Acres, a 3<sup>rd</sup> party vendor, will be our backup service for holding tank pumping. Green Acres will charge \$70 for a 500 gallon pump out and \$125 for a 1,000 gallon pump out. Green Acres is \$15 higher than Wildwood. Green Acres will dump in our lagoon.

Chris made a motion to increase WLOA pumping fees to equal Green Acres. John 2<sup>nd</sup>. Passed unanimously.

**Resolution 20180721.1**

Chris made motion to turn back on hot water tank at Turkey park. John 2<sup>nd</sup>. 5 votes approved, 1 disapproved.

**Resolution 20180721.2**

Lonnie joined the meeting. 9:32 am

Presented samples of job tickets. Discussed examples of pricing jobs.

Randy to develop file to determine profitability of jobs.

Part timer working about 32 hours per week

Another part timer installs monitors. Mondays only. Typically 8 hours or less.

Reviewed monitor installation ticket.

Workman's Comp Insurance – Travelers Ins. billed us \$18,785K+. We were left in a high risk pool due to 2 claims. We should have been out of the high risk pool in 2016. New insurance thru Stonewood Ins co. will be \$9,781. Pay \$2,117 down. Monthly is \$862 premium thru March 2019.

AFLAC is "health insurance." We pay AFLAC. Receive 1/2 back. It's short term disability insurance.

Discussed profit center of Wildwood Services and Maintenance.

Discussed DNR – bidding chlorinator & de-chlorinator.

The association is responsible for the actions of the park. Our final agreement needs to include we are not responsible for actions of lot owners on their property. Also needs to address full-time residency.

Our requirements to DNR is to repair the lines and the chlorinator/de-chlorinator.

John discussed talking to Joy, Brittany or Aaron about residency issue.

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Trudi, made a motion, Chris 2<sup>nd</sup>, passed unanimously. John is approved to talk to Brittany Discuss Overflow, size & spec's of containment chambers, Liability moved to lot owners on sewer violations and permanent residency.

**Resolution 20180721.3**

Asked about copies of updated budget. Discussed we will develop a one page document to show lot owners our financial status. Income, expenses, etc...

Tami discussed documents to post to web site.

Randy made motion to adjourn. John 2<sup>nd</sup>. Passed unanimously.

Respectfully submitted Board of Director

A handwritten signature in cursive script, appearing to read "Randy Hudson".