

**Minutes**  
**Wildwood Lot Owner's Association**  
**Park Council Meeting**  
**June 13, 2015**

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

**Guests:** Brian Knipp and Donna Knipp

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

**Approval of Minutes:** The May minutes were reviewed. Mark noted spelling of the name of a guest was incorrect. Mark motioned to approve the minutes as given with correction. Cindy seconded the motion. Motion carried.

**Public Comments:** None

**Old Business:** Hope wanted to start the meeting to address the issues the Board was waiting on Park Council's recommendations on so we would have answers for the Board when they arrived. Robyn wants our recommendations to reflect the actual vote (number for and number against). Jim asked if the Board will use our recommendations. Dwayne reminded everyone on PC was sworn in to uphold the Bylaws and Covenants. All voting was done by secret ballot.

- Should there be a revote on the voting rights? **13 yes and 7 no**
- How should the votes be counted for the revote? i.e. 2 votes per common lot owner, 1 vote per lot owned, or 1 vote per primary lot.
  - John passed out the 6/8/09 General Meeting of the Lot Owners Association. Jim wanted to know if we were going to allow propaganda. John pointed out if people believe "full paid assessments" and "paid in full" are the same, then the "one vote per lot" failed in 2009. Dwayne stated that if it had passed, our current Board would be following it. Trudi said it was changed to be more grammatically correct. Linda wanted to know if anyone has the wording before the 2009 meeting.
  - Rose wanted to know if it should say primary lot instead of common lot. Common owner is confusing and could be interpreted to mean that each common owner would get two votes (i.e. if four persons are listed on the deed, each would have two votes – total of 8 votes). Trudi said it is registered at the Court House as common owner. John thought our bylaws & covenants required a person to be designated. Trudi pointed out as of February 2015, 2.1.4 had been deleted so this is no longer in place.
  - Robyn wanted to know why we are voting on this since Park Council just voted to say we need to do a revote. This is just recommendations to the Board.
  - Dwayne said lot owners with multiple lots are starting to have their lots combined so they will only have to pay one assessment. John said our lots are plotted and this would not matter. Dwayne said this is happening.

**11 voted in favor of 2 votes per common lot owner and 10 voted in favor of 1 vote per lot owned.**

- By what margin/percentage does it need to pass?
  - Trudi stated it needs to pass by 2/3 according to the Bylaws/Covenants not just because one person said it passed. John stated the attorney said it passed – not just the one person. Patty said she has kept bringing it up because she feels it was illegal.

**12 voted it needs to pass by 2/3 and 8 voted it needs to pass by simple majority.**

- Recommendations for what the ballot should look like i.e. 2 votes per common lot owner, 1 vote per lot owned, or 1 vote per primary lot.
  - Rose stated concern if we put three choices on the ballot, nothing would pass by 2/3 majority.
  - Linda said we should get legal recommendations on the wording. Carol agreed the issue is how to interpret “common owner”.
  - Trudi would like one of our recommendation to put back 2.1.4 since it was deleted this opens up interpretation of common owners.
  - 2.1.3 – what was recorded changed between the vote and when it was recorded. Ron Maietta recorded it again in February.

**It was decided to leave the wording up to the Board but to advise/caution them that we feel the wording “common lot owner” is ambiguous.**

- Recommendations on requirements for running and serving on Park Council.
  - Bylaws – q. “Member Eligible to Run for Election” means member who has all assessments, loans, and fees for services paid current and agreed on time during current election year.
  - Jim said the Board made a decision in January 2012 that write-ins must be in good standing at the time they are asked to serve.
  - Rose feels 6.7 of the Bylaws covers the requirement that a write-in must meet the same requirements as a person running for Park Council. “Should the Council run out of runner ups they will then appoint the write-ins from the prior election after they fill in an application and their eligibility has been verified.”
  - Discussed requirement of being a member of the Association for one year. Margaret asked about persons who are married but their names are not on the deed.
  - Discussed not allowing someone to run or be a write-in for the next election if they resign the prior year. Carol suggested we do this case-by case. Park Council already has the right to excuse absences due to work or health so they would not have to resign.

Dwayne made a motion that Park Council recommend any Park Council or Board member who resigns in their term, should not be allowed to run or be considered as a write-in candidate at the next election. Patty seconded the motion. **17 voted in favor of the motion and 3 opposed.**

**Financial Report** – given by Robyn Overly.

- Robyn - In response to John’s question last month about how much was spent on gravel – a little less than \$20,000.
- Robyn gave a comparison of last year to this year. Assessments are down about \$8,000. Park repairs are up due to work on tanks and pool. Payroll is about the same. Accounts receivable -

~\$498,000 are over 90 days old and current is about \$18,000.

- Detailed copies of the financials are available from Bill. Copies of the budget and financials are in the office in the slots. Margaret asked how many years back can Bill go back? Robyn said it would take several hours to generate these reports.
- How come WW Services are down? **(Question for the Board)** John stated the Board had lowered rates for pumping. WW services look inactive. Cindy suggested weather could be a factor.
- Why is payroll so high? **(Question for the Board)**
- Jim said he went to the office several times on Friday to get a copy of the financials. Why can't the detailed financial report be prepared at least a week in advance? **(Question for the Board)** Carol commented it takes a couple of days to close the month before financials can be done.
- John asked if lots for sale are listed under Assets. Robyn indicated the lots are listed under Assets but the amount is not the true market value (trivial amount).
- Jim asked if we are still writing off \$20,000 per month. Robyn replied the Board has to give Bill the authority to do so.
- Linda asked what is included in the \$39,000 miscellaneous. Robyn said anything that does not fit in the above categories. Robyn reminded Park Council this is a cash flow statement. The Board had requested this type of report many years ago because it is easier to read.
- Margaret suggested that since the January – May holding tank income was \$7,671.50, permanent residents were making Wildwood money. John argued that it costs the Park money to run the pump truck and does not feel the \$55/pump covers our costs. John had gotten prices from a couple of local tank pumping companies and their prices were \$150 - \$200. Margaret **(Question for the Board)** – why isn't WW Services bringing in more money? Trudi asked if the income from the tanks has always been under Services or was it under maintenance. Robyn thought it was Services. Cindy said many people are doing their own work. John wanted to know how many people worked for WW services back then. Dwayne commented it is hard to get qualified people because we don't pay them enough. Jim said in his opinion, we need to start outsourcing some of the services such as grass cutting. Several Park Council members commented this would be much more expensive.

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

#### **Internal Affairs Report** – given by Mark McDonald.

- Over the holiday weekend: 1 reckless driving, 7 speeding, 2 no decals on cars, 2 no rear plates, 2 no plates, 1 parking in handicap spot.
- Received a complaint on B193 for riding atvs/4-wheelers on common ground behind their lot. Mark passed around pictures of where they had been riding. Mark was told that the lot owner had asked Bill if it was ok for his grandkids to ride on common ground and Bill said it was ok. There were discussions on what the fine should be, whether to give Lot Owner the option to repair/fix common ground, past experience with other lot owners being fined, past history on other incidents with this LO, etc. Trudi recommended that when the lot owner receives fine, the lot owner be told they must come to Park Council and not the Board if they want to appeal. Rose suggested this could be put in fine letter. Ray motioned to fine the lot owner \$1000. John seconded the motion. Motion passed unanimously. We need to let the Board know we are firm with our decision.
- Mark went over several tickets/complaints he received that had automatic fines.
- Patty asked if anything was turned in about trucks on the 400 and wanted to know if it was too late to turn in a complaint. It had been reported it to the guard shack. Mark was asked to check to see if it had been investigated.

- Hank stated the 400 is in horrible condition and needs work. Trudi suggested signs (i.e. "NO Vehicles") be posted (guard shack, bathrooms, entrances to the 400, etc.). **(Question for the Board)** John said we should consider raising the fee for ATV's to help pay for the repairs.
- Mark asked about moving clean up month. **(Question for the Board).**
- Mark reminded everyone of the upcoming election. Hope would like to talk about changing the location of where votes are counted because the office is too small.
- Mark will send second inspection letters out to about 25 lot owners.

Carol made a motion to accept the report as given. John seconded the motion. Motion carried.

**Environmental Report** – given by Dwayne Overly.

- Permits for the following were approved: 1 to move cabin on same lot, 6 RV ports, 3 cabins, 5 sheds, 3 decks, 1 sliding door (permit not necessary), and 1 holding tank.
- One of the lots we approved for a cabin had the survey done on wrong lot (owns both lots). Dwayne gave them go ahead with the cabin but the lot needs to be surveyed within 30 days. Linda asked who would pay for the second survey. Dwayne did not know but thinks the lot owner will be responsible.
- Patty asked what the height limit for an RV port. It is 14 feet at the eaves but where that is measured depends on the style of RV port.

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

**Natural Resources Report** – given by Hank Short. Fifty-five trees over 22 lots were approved. No second trailers/RVs were requested. Cindy made a motion to accept the report as given. Ray seconded the motion. Motion carried.

**Social Committee Report** – given by Rose Leykamp.

- Memorial Day events went well. Hope thanked everyone who helped with the Kids' Carnival. Hope received a \$50 donation from a Lot Owner at the carnival. Cindy mentioned the band was not well liked by some lot owners. DJ on Saturday night was well liked. The next event will be the Turtle Races and tie die on Saturday, June 20. Rose reminded PC that everyone had agreed to help with the Social Activities and more help is needed.
- Cindy announced washers and horseshoes will both be played on Saturday of the 4<sup>th</sup> of July weekend.
- John asked if we should have a DJ for Labor Day weekend. It was suggested to have the dance at the front office. Trudi asked about the budget. Rose will tally expenses and bring to next meeting.
- Cindy thanked John, Ray, and Sam for the barbeque. \$571.00 was raised toward repairing the horseshoe pits. They will not be doing a fundraiser for July 4<sup>th</sup> but will likely do one for Labor Day. Conservation Club and some Lot Owners are planning to work on the playground equipment.

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

**Clubhouse Committee Report** – given by Penny O'Dell. No events.

**New Business:**

- Does anyone know who left the stationary bike and treadmill at the pavilion – now in the Clubhouse? It was suggested it be put in the Whooter to find out. **(Question for the Board)**

- Jason said he had received a \$25 fine for not having license plate on back of 4-wheeler. Several Park Council members vouched he had one but it is very hard to see. Mark will look at bike.
- Jason said he ordered 4 loads of clay/rock on a Friday and needed it by Wednesday because he had a machine coming. Called back on Tuesday. Wildwood Services rutted and hit trees. Jason commented Wildwood Services would make more money if they worked on weekends.
- Trudi asked where the Johnny's on the Spots? Was told at Lot Owner Meetings they would be put at the pool. **(Question for the Board)**
- Why is the new well house not sided? **(Question for the Board)** John was told siding was going to be donated.
- Two years ago, six pairs of security lights to go on top of security vehicles were purchased. Why aren't they being used? **(Question for the Board)**
- Hank – One of the employees was fired for stealing tags/passes/stickers. Were the tags/passes/stickers accounted for and were charges filed? **(Question for the Board)**
- Margaret asked why lot owners cannot have more than four gate cards. **(Question for the Board)**
- Jim – Did we hire/pay a 14-year old girl to work in the office? Heard it was a relative of Marie's. Patty – Is this Nepotism? **(Questions for the Board)**
- Patty – Why are the May Board minutes so short? Linda – Tammy said at the Lot Owners' Meeting they had hired an attorney to work on the DNR issues – why isn't this in the minutes? **(Question for the Board)**
- Trudi – can the Lot Owner Meeting Minutes be sent out earlier? **(Question for the Board)**
- Park Council Chairs will meet with Board after this meeting.

John made a motion to adjourn. Cindy seconded the motion. Motion carried.

Respectfully submitted by Park Council Secretary, Rose Leykamp

  
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