

Wildwood Lot Owners Association
Board of Directors Meeting
June 9, 2018

Meeting called to order at 8:05 am by Trudi Elliott

Present: Trudi Elliot, Chris Bayless, Robyn Overly, Tami Kiso, Randy Hudson, Hank Short.

John Haynes arrived at 8:45

Trudi motioned to accept minutes and executive minutes with modification. Randy 2nd. Unanimously approved.

Chris update on pool. Work sub-standard. Applied slick coating on steps and deck. Paralon won't stick to other coatings. Poolscape claims cure time is 5 days. Pool finished Thursday and filled Sunday. Our witness' heard Poolscape say 4 days. Robyn made motion, Hank 2nd, to allow Scott Hepperman paint/fix the pool. Passed unanimously.

Dumpsters – move clean up and extra dumpsters from April to May. Refer to Park Council. Consider larger dumpsters.

Discussed Special Assessment ballots, how did process go? Trudi indicated it went well, and they were mailed a day early.

911 List - Larry Sims posted on one of the facebook sites. The maps were from Callaway County, but some areas seemed to be missing. Especially missing are new areas in Pheasant. They are also missing off our hand out map. Maps need updating.

Meet with Lonnie – Discussed pool. May need to order paralon white & blue paint.

Tank monitor installation. Hired additional part time employee to install monitors on Monday's. Holding tank supplier wants us to remove tanks on his lot. Lonnie reported we have 8 or 9 tanks to replace.

John discussed holding tank installation, DNR & AOC.

Ongoing Lonnie has a standing 8:30 appointment with board of directors.

Meeting with park council

Park Council asked about budget.

Some lot owner expressed interest in voting on the 2019 budget at the October lot owners meeting.

Is the budget on web site? Not now but we are working towards a solution. Robyn O. explained our plan and past budgets.

Lot owner asked about lots not being sold. We explained we are selling lots. Included we are considering selling adjoining lots to existing lot owners at a discount but that we need to determine the correct procedure.

John explained DNR update. DNR happy with our progress. We will ask for an extension as weather and monitor availability has delayed our progress. The tank monitor is just one part of our requirements from DNR. There will be other and ongoing projects.

Tami updated fire district. Changing to South Callaway Fire District. Waiting for info from the districts lawyer.

Chris updated pool status. Discussed workmanship issues, next steps and timing. Either we close the pool and repair or repair in the fall

Memorial Day weekend – all good. ATV inspection station away from gate entrance was very well received.

Wildwood Lot Owners Association
Board of Directors Meeting
June 9, 2018

Dwayne brought up people late at night on loud off-road vehicles and how we address. No good answer. We will need more security personnel to catch and ticket the offenders.

Internal affairs questioned when we count the ballots. Will count ballots on Saturday, July 7.

Adjourned joint meeting and reconvened the board meeting in the board room.

We need to request park council to look into posting Coast to Coast on Air B&B.

Request park council to explore other e-commerce options to promote Coast to Coast.

Discussed lot owner arriving after office hours. Did not have their 2018 permit. Had to buy day pass. The next day they purchased their annual pass but wanted the \$5 reimbursed. Sometime in the past the board of directors voted to reimburse owners if they buy day pass then next day buy their vehicle pass. We need to reimburse the \$5 guest pass fee for decal's purchased within the next business day.

Financials – we are financing lots to 7 lot owners.

Give office petty cash fund of \$200

Employee manual – need to read and follow up.

Office budgeting for t-shirts, bottle openers etc... Give Robyn/Cindy a \$500 budget and authority to buy at their discretion. And place replenishment orders factoring seasonality.

Store supplies – Tami will inform the office of their budget for other store product.

Liquor license – State License will be mailed next week. County license received today.

Beer prices – we are in line with competition

Office procedures – Tami need to review procedures and follow up with the office.

Deeding lots for no improvements to adjoining/existing lot owners. Need process for evaluating.

Minimum and automatic fine list. Need to review and follow up with Trudi.

Building codes revised approval – footprint construction 2014 without building permit. Robyn to talk to Dwayne to get updated construction codes to review.

Vendors – need additional info. i.e. insurance, business license, inspections, vendor fee.

Logging – John to ask Joy if we need a vote.

Trudi to look at the area lot owner wants to improve on common ground near stream.

Recycle aluminum – direct to Park Council for social committee.

Camera's to overlook trash bins near gate. Hank & John to install.

Wildwood Lot Owners Association
Board of Directors Meeting
June 9, 2018

Memorial Day weekend – next year need to elevate security attendance.

Discussed post office mail boxes can be removed if not recorded with the recorder of deeds.

Liens on delinquent owners – when lot owner is delinquent, after 60 days we will send a notice advising in 30 days we will file a lien on the lot.

Chris Bayless made motion to adjourn, Tami Kiso 2nd to adjourn.

Meeting adjourned at 3:30 pm

Respectfully submitted Board of Director

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

Randy Hudson