

Wildwood Lot Owners Association

Lot Owners Meeting Minutes

June 13, 2020

- 1) Call meeting to order – 1:02 pm
 - a) Meeting was called to order at 1:00 pm. At start of meeting more than 102 lots were represented.
 - i) Count after meeting showed 102 lots represented that signed in.
 - b) Prayer was led by Trudi Elliott
 - c) Pledge of Allegiance
- 2) Introduction of Board of Directors
 - a) All present did self-introduction
- 3) Introduction of Park Council Members present
 - a) All present self-introduction.
- 4) Guest Speaker, Clint Smith, Callabyte
 - a) 1 GB Fiber internet is now in the park
 - b) Can be installed at any lot – tent, camper, cabin
 - c) No installation fees
 - d) Monthly options in place as well as a public WiFi option for approx. \$7.00/day with approx. 20 access points by July 4th. Will ultimately probably need 100 in the park
 - e) \$65/month cost of first level internet service (100MB Up and Down) – 2-year contract. Can disconnect service for months you're not here, for a cost of \$15/month (the \$15/month timeframe does not apply to the 2-year contract requirements)
 - f) Clint took questions and provided his phone number 573-220-6359
 - g) \$7/day option will not apply to phone or internet services – WiFi only
 - h) He left a pamphlet with the various options
 - i) Going forward, Callabyte will NOT require a new easement to get internet service. Therefore, no need to have notarized anymore
- 5) Guest speaker, John Nielsen, Deputy, Callaway Co MO Sheriff's Office
 - a) Bond proposal passed with 75% to build a new jail and add 8 road positions – increasing their coverage
 - b) Wildwood doing good at managing issues and problem people
 - c) A lot owner asked about patrolling in Wildwood. The goal is that the car from the East Division come through Wildwood at least once per day. Doesn't always happen, but they are trying
 - d) Deputy Nielsen stuck around till after the meeting. Invited lot owners to come up after the meeting to discuss whatever they might need
 - e) Emphatically asked lot owners to please call with any issues or complaints
- 6) Cristy Herron made a motion to approve the October 2019 Lot Owners minutes, Debbie Johnson seconded – Unanimous approval
- 7) Old Business
 - a) COVID-19 Closure Updates
 - i) Wildwood will follow the state in opening up on June 16th
 - ii) Coast to Coast will fully open on June 16th as well
 - iii) Clubhouse is available for rental

- iv) A lot owner asked about the store closures on Tuesdays and Wednesdays. Randy indicated it has reopened but we just voted to close on Tuesdays and Wednesdays again, effective July 14, 2020
- b) Pool Status & Options
 - i) Received 2 bids for the pool. Pool is in very poor shape, leaking a lot. Cannot continue to do patch solutions.
 - ii) Looking at approx. \$300,000 to revamp this pool
 - (1) Could include a new children's splash pad
 - (2) Zero entry pool
 - (3) 5-foot max depth
 - iii) No decisions made as of yet
 - iv) A lot owner asked what that cost includes. Trei replied that each bid is a bit different
 - v) A lot owner asked if the filtration system would stay where it is now. Trei indicated that would not move
 - vi) A lot owner asked salt water or chlorine. Trei indicated that most pool people recommend against salt water for large commercial pools. And if you go that route, would need a chlorinator as backup
 - vii) A lot owner asked if the approx. \$300,000 would go to pool house. Trei indicated that the \$300,000 does not include that, but the BOD is looking at improving the pool house as well
 - viii) A lot owner asked what the final date to decide is, in order for the pool to be open by next Memorial Day. Trei indicated we don't know that yet
 - ix) A lot owner asked if the kiddy pool will be moved. Trei indicated it will probably be removed and replaced with a children's splash pad/park
 - x) A lot owner asked about duration for getting the job complete. Trei indicated a guess would be 3-4 months. The pool will not be open this year
- c) B&C Update
 - i) Cristy provided an update. She spoke to the permanent assessment had failed, so the changes associated with that did not occur.
 - ii) B&C Committee has been systematically going through Sections 2 and 8 of the Bylaws but do not want to send updates out for a vote in small pieces due to the cost associated with votes

8) Financial Update

- a) Randy talked about the increased lot sales this year. More than probably any other year
- b) Collected \$33,000 from collections
- c) We are now sending anything over 90 days to MCA collections
- d) We have approximately \$603,000 in delinquent debt
- e) Robyn Financial update
 - i) We applied for and received the SBA PPP (paycheck protection program). We received \$39,100. 75% went to payroll and 25% went to utilities, managed by our accounting firm. The PPP program has been extended to 12/31/2020
 - ii) Adjacent lot program has brought in \$22,800. 18,250 (80%) went to an infrastructure account
 - iii) Now contracting more with our accounting firm
 - (1) Going forward the accounting firm will send out statements
 - (2) You will be able to pay online – Will still be able to pay in the store or mail a check
 - (3) The Accounting firm is now managing accounts payable and will soon start managing out accounts receivables
 - iv) There will be a form on the Wildwood website where people can "opt in" to email invoicing
 - v) Discussed pool financing options. Discussed the potential to get a loan from Callaway Bank. We have not yet applied, but Robyn was told by the Bank that we would probably qualify for a 5.5% – 6% rate over 15 – 20 years
 - vi) Discussed the need for a permanent assessment
 - vii) A lot owner recommended we look at changing the bylaws to allow an annual assessment equal to the annual budget divided by the number of lot owners

- viii) A lot owner asked about having a special assessment dedicated solely to the pool. A discussion ensued
- ix) Accounts Receivables, Interest, and Other fees year to Date
 - (1) Moved \$412,000 to a bad old debt account. We're still trying to collect this but it's so old that we can't consider it an asset
 - (2) We've been billing a \$25 penalty and interest for late paying assessments
 - (3) Randy explained that Assessments are due 1/31. May be paid as late as 3/30, but interest and late charges will apply after 1/31
- x) A lot owner asked about Wildwoods policy on collecting liens from previous owner. The lot owner indicated she was forced to pay for a lien that did not exist. The lot owner was asked to send an email to Directors@wildwoodassociation.com to schedule an appointment

9) New Business

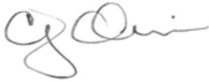
- a) New Beach Area
 - i) BOD voted to approve \$4,000 to create a new beach at Doe Lake approx. 60 feet x 30 feet
 - ii) A lot owner asked about the impact to adjacent lot owners. The BOD will have approved hours and beach rules
 - iii) A lot owner asked about also putting one at lower Beaver. Trei indicated we would like to, but not ready yet
 - iv) A lot owner asked about the costs associated with maintaining a beach area, given that it's already mid-June. The BOD indicated that this is in response to having no pool this year
- b) Forward Looking Park Administration & Technology
 - i) Chris Oliver discussed the need to modernize the park. Implementing new technology and improving management controls, modern Human Resources practices and principles
- c) Office – Lot owners were reminded that no alcohol consumptions is allowed in the store or office areas
- d) Randy indicated that the old gate cards will be turned off effective July 6, 2020
- e) Randy expresses appreciation at all the volunteers beyond the PC and BOD – those that just cut grass on their own. He also asked about the potential of making a video of all the volunteers and posting it on our website

10) Questions & Answers

- a) Dumpsters were discussed. A lot owner recommended that people burn what they can
- b) A lot owner asked if we're allowed to bring in outside truck with their own liquor licenses. Law prevents us from doing that because we already have a liquor license
- c) A lot owner asked about the gate staying open on Sundays. It was explained that this is intentional to alleviate wear and tear on the gate during the busy Sunday afternoons
- d) A lot owner asked if the deadline is passed for 2020 ATV stickers and car tags. The response was yes, the extension has ended
- e) A lot owner expressed concern with trying to read Visitor tags. Asked if they can't be written more clearly and/or with dark ink
- f) A lot owner asked for an update on DNR. Randy said it's all smooth now
- g) A lot owner asked if there is anything that can be done about lots with derelict vehicles. The Internal Affairs PC member replied that we enforce the rules as they are now and send fines as appropriate
- h) A lot owner asked if we could get Yield signs at the intersection by the front gate. BOD agreed we should
- i) A lot owner asked what can be done for tank monitors that are not working. She had a work order in that has not yet been acted on. Randy asked her to submit another work order
- j) A lot owner recommended a change to allow charging for water, since DNR has made us chlorinate the water. BOD indicated it would require a bylaw change

k) A lot owner asked about the potential for something to prevent people going into the comfort stations fill of mud, potentially an outside shower. Randy indicated that this has been discussed. The problem is that people may not be apt to use it

11) Motion to adjourn was made by Dwayne Overly, seconded by Sheri Payne. Passed unanimously. Meeting adjourned at 2:58 PM.

A handwritten signature in cursive script, appearing to read "Chris Oliver".

Respectfully submitted Board of Director
Chris Oliver, Secretary