

Wildwood Lot Owners Association  
Board of Directors Meeting Minutes

June 12, 2021

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Chris Oliver, Robyn Overly, Trei Irwin, Danny Payne
- Absent: Kim Behlman

Trudi Elliott opened with prayer

Pledge of Allegiance

8:00 am Colton Tremain joined to discuss proposal for a new Turkey Park comfort station

Store Discussion

- Missy joined the meeting at 8:26 am to discuss Wildwood Operations
  - Missy asked for a new shelf to be placed by the new register. BOD indicated she can go to Amazon and order what she needs

Lonnie Discussion

- Water hydrants costs increased \$5.00. BOD decided new advertised sales price is a minimum of \$375. Robyn to inform the store
- Need bids for a new pump system at the Deer Park Comfort station
- Anticipate propane system to be installed this week
- New large vehicle gate has been installed but needs adjustment for closing together appropriately
- New ice system discussed – System should be out for delivery now. Shipped on June 7th
  - Trei asked that we document the equipment as it's unpacked
- Discussed shelving concerns in the pool-house concession stand. Mike Pate is looking at free-standing shelf
- Discussed concerns with people parking on roads in Deer Park, blocking ability for traffic to get through
- Determined we need to water the roads this week, where the chemicals have been applied. Lonnie will get it done
- Danny asked Lonnie to pick up a new combined A/C and heating unit for the guard shack
- Either a lot owner or WW Maintenance will haul old sand out of volleyball court and put new sand in

- BOD agreed that a lot owner that asked about painting pickleball lines in volleyball court can proceed. Chris Oliver to ask if that lot owner would be willing to re-paint all lines on the court
- Trei asked about when we are going to camera the needed lines this year. Lonnie to get back with BOD

#### Finance

- Need to determine amount to insure pool for. BOD agreed \$500,000 total - \$300,000 for the pool itself and \$200,000 for pool-house
- New Liability insurer toured the park and had a few questions, but no concerns
- Next installment for CIMR will be deposited next month
- Robyn researched defibrillators for the pool. Cannot find the right resources. BOD to ask Park Council to take that up
- Robyn researched a potential electronic timecard solution
  - \$200 setup (one time) + \$1.31 per employee per week (approximately \$800/year)
- Store income up \$27,139 to date, from last year
- Insurance down \$11,410
- At least 80% + lot owners have paid 2021 annual assessments
- Reviewed current balance sheet / Profit and Loss

#### Pool Construction

- On track to opening Friday, 6/18
- Will discuss Ribbon Cutting with PC – may need to push official opening until mid-July (17<sup>th</sup>)
- Pool house status –
  - Entrance to pool-house men’s and women’s rooms to be modified to allow a single door to enter the area and no doors into the individual rooms
  - Gate into the pool adjacent to the concession stand has been replaced to alleviate safety concerns
- Concession stand will open with the pool on 6/18
- Recreation room will not open until humidity issue can get resolved and carpet tiles can stick to the concrete

#### Park Council/BOD meeting – started at 9:48 am

- Finance
  - New liability insurance company
  - Annual budget is reviewed quarterly. Will be looked at next month
  - Quarterly CIMR deposit to be made next month

- BOD asked is someone in PC can do research to get a Defibrillator for the pool. A PC member will get prices. Believe can get used for about \$800, or completely new for ~\$1600
- DNR
  - All going well
  - Will need to scope some lines this summer. BOD indicated that this will be an on-going thing to do
- Pool status was discussed. Will open on 6/18
- Pool house inside will be ready on 6/18 as well. Not all exterior upgrades will be complete and the recreation room to open later as well
- Shade covers may not be in by pool opening. Will be installed as soon as they arrive
- Road Treatment was discussed. Results are strong. Will look at potentially expanding the roads treated
  - Will reach back out to the vendor to see if he is ready to make his service available for individual lot owners to apply in front of lots. Wildwood will not broker those deals though
- Propane system should be up and running in the next week or so.
  - Equipment is in and ready to install
  - Employees will be trained
  - Service hours are to be determined
- Ice machine is in transit. Expect to be installed in the next week or two
- Waiting to hear back from DNR re: front seeding/wildflower seeding
- A question was asked if the cameras in the pool area notify someone of intrusion. The answer was no, but that everything is recorded.
- Security of pool area was discussed. Recreation room security was discussed
- Discussed a potential email/text notification system. Randy indicated this is very expensive and may be cost prohibitive
  - Robyn to research potential email blasts from Quickbooks
- Bylaws & Covenants updated provided by Cristy
  - A draft ballot is being prepared now and will be reviewed tomorrow. Will be forwarded, with a draft cover letter, to the BOD for approval
  - C&B Committee recommend an ad-hoc Lot Owner meeting to explain the proposed changes since they will be complex to understand
  - Cristy reviewed some of the proposed changes – i.e. passing collection costs on to the lot owners
- PC discussed the potential for a lot owner to put a refundable deposit down to allow the first door into the clubhouse to remain open for use of the bathroom.
  - This would not be for renting the clubhouse itself, but just for access to the bathrooms
  - Cristy to draft a form to be presented for approval

- PC discussed stop signs at Turkey Park Comfort Station. Recommended turning key intersection into a three way stop
- Also discussed Yield or Stop signs at Coast to Coast and main road, by the gate, as well as from the store to the main road, by the gate. BOD to discuss further
- Discussed the state of the clubhouse bathrooms. Are in need of repair
- \$25 guest fee will apply on July 4<sup>th</sup> weekend since Monday 7/5 is a holiday
- PC is postponing formal pool ribbon cutting to July 17<sup>th</sup>. Details to be provided
- Conservation Club provided an update
  - Provided anticipated events
  - Discussed stocking lakes
  - BOD asked for clarification on Income received and how the proceeds are used, maybe a balance sheet, for transparency. Conservation Club agreed to provide
- Questions and Answers
  - A lot owner asked about policy for heavy equipment on holiday weekends. Asked why that is not being enforced
    - It was pointed out that it's not in the Rules and Regulations. And many lot owners only have weekends to do work on their property.
    - BOD also indicated we could be in legal jeopardy telling people when and how they work on their private property
  - A lot owner asked about how we can know if a lot owner not in good standing is utilizing the pool. BOD indicated that security always has a current list of members not in good standing, and that report will be provided to pool staff as well
  - A lot owner asked about restricting access to the pool area via access cards. BOD indicated that it would be cost prohibitive
  - A lot owner asked about potential for new/unique cards, not tied to the gate system, for pool access. BOD/PC discussed and deemed not appropriate for now
  - A lot owner asked about access to the chemical that the utility company sprays when they're placing poles, to kill the autumn olives. BOD indicated that public access to that chemical is limited.
  - A lot owner asked if when a lot is purchased from the courthouse steps, if the new lot owner is responsible for prior assessments. BOD indicated that only to the extent a lien is on the property
  - A lot owner asked about an adjoining property owner cutting trees in waterways. BOD indicated that it is the adjacent owner's property.
    - The lot owner asked if it's against DNR rules for a property owner to cut trees on waterways, and BOD indicated that's not Wildwood's business – it's between the adjacent landowner and DNR
    - BOD indicated they may get the 400 acres surveyed

Combined PC/BOD Meeting adjourned at 10:50am

## BOD Meeting Resumed at 11:12 am

### Internal Affairs

- Bill reviewed tickets issued previous month
  - 4 No decals
  - 1 Allowing Gate card use by non lot owner
  - 2 Tailgating
  - 9 Speeding
  - 3 Reckless Driving
  - 1 Illegal Parking
  - 1 Parked in Handicap Spot
  - 2 Driving on Common Ground
  - 3 No ATV Tags
- Discussed the lot owner / lot owner accidents and Wildwood's responsibility. BOD agreed that these are issues between lot owners, not Wildwood

### Security

- Danny to order new Security Signs for vehicles
- Danny asked about paying for gas for Jim's utilization of his own vehicle
  - Robyn discussed that there is a Wildwood truck allocated for security, but Jim can't drive a manual transmission. Security will be paid for mileage when their privately owned vehicle is used for Security
- No Smoking sign added to the guard shack
- BOD discussed reinstating the Security Nightly Checklist. Trudi has a copy of the old form. Must be updated to include Rec Room

### Old Business

- Callabyte – Internet not at the pool yet. Still waiting for Callabyte to reply re: Internet access at the Pool
- Need a new pool vacuum. Can use the existing vacuum until a new one is obtained. Debbie researching all options.
- Online payment – no update
- Firewood sales – no response from vendor
- Ice machine – Will be installed soon. Equipment has been shipped

### Reviewed Actions without Meetings

- TBD

### New Business

- New Overflow Parking area South of the Storage Units

- Trei made a motion that we build a public parking lot adjacent to the storage unit. Randy seconded. Unanimous approval – **Resolution 20210612-001**
- Trei to propose size and exact location in advance of the July meeting
- New map – Discussed potential to digitize all of our collective Wildwood maps. Need to inventory the maps we own. Trudi to look in Maintenance area and Robyn to just cut the cable take whatever you want but why I'm right we don't know yet. They haven't said anything since it was on get a cost to have them scanned in high resolution
- Survey 400 re: conversation with adjacent land owner – BOD agreed to survey the 400 this winter and will mark the property lines
- Laminated list of daily fees – We have a current list. Should update it in the website and should make available to guard shack
  - Trei to ask Cristy about a place to put it on the website
- Mugs – Selling great. Randy to re-order the same quantity as last time

Chris Oliver made motion to adjourn at 12:28pm, Randy Hudson seconded. Unanimous approval.



Respectfully submitted Board of Director  
Chris Oliver, (Acting) Secretary