

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

June 11, 2022

Came to Order at 8:00 am

- Present: Randy Hudson (via Teams Meeting), Trudi Elliott, Robyn Overly, Trei Irwin, Bill Tisher, Chris Oliver
- Absent: Danny Payne

Trudi Elliott opened with prayer

Pledge of Allegiance

- Finance
 - Financial updates
 - a. Will get \$12,146 from the EQUIP Program
 - b. Estimated gain about \$2,000 after paying for seed, ...
 - c. 3% Credit Card Fee in place now with no issues
 - d. Egg permit is approved
 - e. Office sales down from same time last year
 1. Paid assessments are up but permits are down
- Store/Pool Staff Update
 - Store running well – no updates
 - Pool running well now. Good feedback on pool attendants
 - Discussed the broken pool water toy post. New post should be in soon and will be replaced
 - Rec Room is open
- 9:00 am – Maintenance Supervisor Update
 - Dust control – expected to be done the 3rd week in July
 - Deer Park comfort station lift pump is bad. Had issues over holiday weekend
 - a. Received a bid to replace for \$19,000. BOD agreed. Lonnie to move forward
 - Lonnie to put a fence at Beaver Lake. It was asked and confirmed that the fences are following WLOA guidelines.
 - Health Inspection Update
 - a. Lonnie looked at the Ice machine per the health inspection. He found no mold, but a black rubber gasket instead. All cleared.
 - Pool update – Lonnie said the pool is in good shape.

- Discussed the need for a concrete saw. BOD approved purchase of a concrete saw for up to \$1,500. Lonnie to provide Trei a price update
- Discussed the fence coming into the park from CC and need to begin replacing it
- Randy provided a sewer line camera update

- 10:11 am - BOD/Park Council
 - Finance
 - a. Provided updated on the EQUIP program up front
 1. Will receive \$12,146 to be a part of the program
 2. Cost for seed and prep was approximately \$10,000
 3. Approximately \$2,000 profit for participating
 - b. 3% Credit/Debit fee is going well
 1. Had over \$20,000 in credit card fees last year
 2. Already saved over \$3,000 in 30 days
 - c. Credit Cards can now be used at the Guard Shack
 - d. Financial provided
 - Bylaws & Covenants update
 - a. Working on Article 4 in Covenants, pertaining to land use
 - b. Discussed with Park Council
 - c. Will not send another ballot out until 2023
 1. Potential completion of Section 4 in By-laws complete by then
 2. Advised that the ballot item concerning full-time residency will go out in every ballot going forward until it passes, due to DNR AOC requirements.
 - d. Next C&B Meeting is Sunday 6/12/2022
 - Wildwood Club updates
 - a. Conservation Club
 1. 2 lights at Boat Ramp are up
 2. Memorial Day Weekend and breakfast went well
 3. Kitchen Health inspection passed
- Dust Control will happen in July
- Turkey Park Comfort Station expected to be complete by end of June
 - a. Old Comfort Station will be torn down
 - b. Bids will be taken for new pavilion to hopefully be up by the Fall
- Recreation Room adjacent to pool is open during pool hours
- Questions and Answers
 - a. Lot Owner asked if the new pavilion would go in the same spot as the existing comfort station. Trei indicated no and explained how it will be located

- b. A lot owner asked about the horseshoe pits at Turkey Park. BOD advised they will remain unchanged
- c. A lot owner asked about addition of a pole with a light by the horseshoe pit. Trei indicated we might consider a solar light
- d. A lot owner asked about taking down the fence by the gun range, separating the field. He volunteered to take it out. Lot owners were advised that the BOD is considering replacing the fence, in sections
- e. A lot owner asked about putting something around dumpsters to prevent garbage from blowing
- f. A lot owner asked about holding tank alarms. Indicated hers has not worked since 3 months after it was installed. Lot owner asked to submit a work order and maintenance will look at it
- g. A lot owner asked if they are required to use these specific monitors. BOD said they were approved by DNR and need to be uniform
- h. A lot owner asked about future holding tanks. They were told holding tanks can't be installed on lots not currently having a holding tank. Lot owner also advised that DNR will not allow new holding tanks at least until the full-time residency is resolved
- i. A lot owner asked if a holding tank can be replaced at a different location on the same lot or if it must be placed at the exact same spot. They were advised that this topic is currently in discussion.
 - 1. Lot owners were also advised that plastic 1,000 gallon holding tanks are now allowed

- Joint BOD/PC Meeting adjourned at 10:47 am
- BOD Meeting re-started at 11:00 am
- Internal Affairs Update
- Next C&B Meeting tomorrow, Sunday 6/12
- Executive Session
- Old business
 - DNR
 - a. Discussed replacing holding tanks in different locations was tabled for further discussion and research
 - Bylaws & Covenants update:

- a. 2020 Amendment changes have been signed by Randy but not yet filed by a lawyer as previously determined
 - b. Anticipate B&C changes ready to be signed and sent to the layer before the next BOD meeting
- New business
 - Discussed having Office staff be responsible for doing One Call posts

Bill Tisher made motion to adjourn at 11:55 am, Chris Oliver seconded. Unanimous approval.

A handwritten signature in black ink, appearing to read "Chris Oliver". The signature is written in a cursive style with a large initial "C" and "O".

Respectfully submitted Board of Director
Chris Oliver, Secretary