

May 12, 2018 Wildwood Lot Owners Association

Lot Owners meeting

- Meeting called to order
- Quorum, 80 lots were represented
- Prayer given by Trudi Elliott
- Pledge of Allegiance
- Introduction of Board of Directors
- Introduction of Park Council Representative
- Approval of October 2017 minutes. Motion by Bill Tisher. 2nd by Dale Lixey
- Recognition of volunteers – John Haynes thanked volunteers through out the year
- Old business
 - Pending lawsuit – another hearing Monday. Another extension request. School bus incident – insurance company addressing
 - DNR
 - Tank Monitor installation – Primarily due to weather we will request a 90 day extension on May 30 extending to Aug 30. Discussed on/off feature of alarm
 - Decommission of tanks – tanks not being fitted with a tank monitor will need to be decommissioned by filling with sand & rock or removing.
 - Weekend pumping – regular fee if alarm is sounding.
 - Annual leak tests for tanks used begins in 2019. More info to follow
- Financials
 - Special Assessment. To be mailed in May. \$125 per lot. Shortfall in 2018 due to loss of past special assessments and delinquent lot owners. 171 lot owners owe Wildwood \$575K and are 90+ days delinquent.
 - Other rough expenses include \$110K insurance, \$64K electric, \$235K salary.
 - Overall expenses \$540K
 - Wildwood services continue to increase
 - Sending all delinquent lot owners to collection agency
 - Eliminating park manager position and hiring outside accounting agency saves Wildwood approximately \$23K
 - Previously our checking account was not balanced. Ongoing it will be balanced.
- New Business
 - Pool
 - Repairs – on target to open Memorial Day
 - inclement weather policy (on website)
 - Trash location change – large cost savings. Will have dumpsters at club house and near gate (where we currently have dumpsters). Will save Wildwood about \$9k annually
 - Fire District change request – approved by South Callaway board and taken to their attorney.
 - Holiday pass

- RESOLUTION #02/10/17- Following PC's recommendation; Robyn made a motion to have the holiday \$25 guest fee start Friday 12:00:01 AM and end Monday 12:00:01 AM for each of the 3 holiday weekends. This will start Memorial Day 2018. 2nd John Haynes. All voted in favor
- Deeds no longer being done by Wildwood office
 - Please see Boyd and Boyd in Fulton, or company of your choice. After the deed has been recorded, the new lot owner must bring a copy of the deed to Wildwood office to establish new ownership.
- Shooting range
 - Resolution 20180414-2. Motion made by Hank Short to accept the Park Council's recommendation changing Shooting Range Rule #7 as follows: Possession of alcoholic beverages and illegal drugs are prohibited on all ranges and associated parking lots. No warning and an automatic \$250.00 fine will be assessed for violations. Seconded by Tami Kiso, Passed unanimously.

Linda Haynes made a motion to adjourn

Cindy LeBeau 2nd.

Respectfully submitted Board of Director

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

Randy Hudson

Discussion of proposed Fire District Change

Park prior to Gate is in South Callaway Fire District; Beyond Gate is in North Callaway Fire District.

In past North Callaway has automatically directed to South Callaway. That is now not available.

	North Callaway	South Callaway
Closest Fire Station Location	9.2 miles; 14 minutes; Address: nine mile prairie township, county road 170 (source Google maps)	3.9 miles; 6 minutes; Address: 8529 State Hwy CC, Steedman, MO 65077 (source Google Maps)
Volunteer fire staff available	2 volunteers out of Reedsville station 2 can do medical calls Next closest station is Williamsburg with has 8 to 9 volunteers; and 6 can do medical calls. (16.8 miles; 22 minutes away) (source Lana Karhoff; Fire Chief)	22 volunteers have access to CC station; 8 live locally; 7 of 8 local are available for medical calls (source Jeff Wallendorf; Fire Chief)
ISO rating (lower rating better)	8 (2016) – (source State Fire Marshall) 7/7x (2018) - (source Lana Karhoff; Fire Chief)	6 (2018) (source State Fire Marshall)
Tax Rate 2017	.2778 (source Callaway County Assessor)	.2005 (source Callaway County Assessor)
Complaints registered at State Fire Marshall	None (source State Fire Marshall)	None (source State Fire Marshall)

South Callaway Fire Chief and North Callaway board member and Fire Chief have discussed in past and agreed that best to move WLOA to South Callaway for coverage needed; (source South Callaway Chief)

North Callaway Fire Chief said wished they could have been more successful for us, just don't have enough close volunteers.

Wildwood Swimming Pool Inclement Weather Policy

- 1) Rain that does not contain thunder or lightening where bottom of shallow end of pool is still visible, person(s) may remain in pool.
 - a. If shallow end of pool is not visible, all person(s) must be out of pool until such time it can be seen.
- 2) Thunder or lightening occur.
 - a. All person(s) must be out of the pool.
 - b. A timer will be set for 20 minutes, and reset after each occurrence of lightening or thunder.
 - i. Once 20 minutes since thunder or lightening has occurred person(s) may return to the pool.
 - ii. If after 90 minutes from first occurrence of lightening or thunder has occurred and it is still occurring, the pool may be closed when the radar shows storm is not moving out of the area.
 1. The pool supervisor and/or park administrator should be contacted when pool will be closed.
 2. Contact office to have Wildwood Website calendar updated with Pool closure due to weather.
 3. The pool will then be evaluated to be reopened once weather passes, and should open within one hour of weather passing
 - a. Pool will not be reopened if this occurs less than one hour of pool closing time.
- 3) Storms occurring prior to pool opening for day
 - a. Weather will be evaluated on radar, and pool will be opened at a later time, per policies on thunder or lightening.
 - b. Contact office to have Wildwood Website calendar updated with Pool closure due to weather.
- 4) Outside temperature below 65 degrees.
 - a. Pool will be closed and reopened if temperature rises above 64 degrees
 - i. Pool will open within one hour of the temperature rising above minimum
 1. Pool will not be reopened if this occurs less than one hour of pool closing time.
 - b. Contact office to have Wildwood Website calendar updated with Pool closure due to temperature.

Resolution 20180414-1. Trudi made motion to adopt Pool Inclement weather policy, Hank seconded, passed unanimously.

(Revised 20180417)