

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 8, 2014

Meeting called to order at 8 AM by President Ron Maietta.

Present: Ron Maietta, John Haynes, Tammy Spyers, Chris Wisniewski, Ron Leibach, and Bert Konle.

Absent: Stan Altman.

Note: Stan joined the meeting at 11:55 AM.

Resolution 01/03/14: Ron M made a motion to accept the January minutes. 2nd by Chris. Motion passed unanimously.

A discussion was held regarding DNR and moving forward with the water tank. Bill will be checking with Curt to see if there is any way to speed up the process. He will also ask him to come to the April BOD meeting.

Bert presented information regarding holding tanks in the park. Of the 26 families living at Wildwood, 19 had their holding tanks pumped twice a year. 7 have not had theirs pumped in the last year at least.

A discussion was held regarding the Clubhouse repairs and the security cameras.

Dean Bryan, Maintenance Manager, joined the meeting at 8:55 AM

9 AM: Met with a lot owner about his water. He has been without water every year when it gets cold, because the pipes freeze. The pipe runs right underneath the culvert and it's been freezing for the last 20 years. Now he's been without water for about 3 weeks. The BOD gives authorization to build the temporary road and replace the culvert. Dean will start on it Monday and continue until it's done. All volunteers will be appreciated. All volunteers are to go through Chris. He will coordinate with Dean and Bill is to be kept in the loop at all times. The lot owner left the meeting at 9:25 AM.

- Dean presented the BOD with a project list for maintenance. The list includes all upcoming important projects with a timeline for finishing each one.
- We called Curt Warfield on the phone and had a conference call with him. Per Curt, we are waiting on our engineer and DNR on the tank specs. Curt emailed Tom this week and Tom said he'd have something for today's meeting. Curt did not hear from him, and neither did we. Per Curt, we will need to have two 8,000 gallon pressurized tanks and a secondary holding tank. Curt does not have any \$ figures at this time and is waiting for Tom on that. Bill asked if we could potentially have something done by May. Curt is hoping that Tom gives us some #'s next week. We will need approval from DNR before we can start. Approval typically takes 30 days

after submission of the proposal. Ron asked when two tanks came into play. Curt said the engineer recommends this because of the Clean Water Act. The chlorine can feed into tank one and tank two would go directly to the water system. Bert asked if anyone has priced tanks. Curt said he doesn't think so. We need approval prior to getting the bids. Bill said he thought Curt said it could be \$100,000 - \$150,000 for the project. Bill will follow up on the possibility of getting a grant. Curt will contact Tom on Monday and see if he can't put a rush on this.

- Snow removal: We need to have a permanent snow route removal plan in place so Dean knows exactly what to do. Bert would like it noted that the more snow you get off the roads the less mud you will have when it melts. John added that the problem started when we allowed permanent residents to live in the park. If they weren't here, we would not need to clean the roads. What we need to do is collectively fix the problem. A solution would be to have the permanent residents pay a fee to have the roads cleaned. This is just an example and we would need to work together to come up with a solution. John feels like it doesn't cost all that much to clean the road with the road grader with the chains on. The road grader is now ready to go with chains. A prior BOD had approved a resolution stating that only main roads would be graded.
- **Resolution 02/03/14:** John made a motion for a new standard operating procedure that if there are 4" of snow or more we will grade all main roads two lanes and a minimum of one lane in the cul-de-sacs. Ron L 2nd. Motion passed unanimously.

Dean left the meeting at 10:20 AM so we could meet with lot owners on the agenda.

10:20 AM The BOD met with a lot owner regarding permanent residency. The lot owner left the meeting at 10:40 AM

10:40 AM The BOD met with lot owners about a property line on private property. The lot owners left the meeting at 10:50 AM.

Left to meet with park council at 10:55 AM

Returned from Park Council at 11:55 AM

Stan joined the meeting at 11:55 AM. Stan is working with Dean to get the proper equipment to install the culvert. He will volunteer his time. This will not hold up our plan to start on Monday. The equipment will be here Friday and we return it Monday. It will cost \$350 for the equipment.

1 PM The BOD met with two lot owners regarding a decision by the BOD affecting the Park Council. The lot owners left the meeting at 1:40 PM.

Jim Bumpus joined the meeting at 2:05 PM. Jim and Stan presented the BOD with a list of people suspected of living in Wildwood without permanent residency. Jim will get with Bill and draft a letter for each of these. Stan and Jim will hand deliver the letters.

A very lengthy discussion regarding permanent residency was held.

Resolution 03/03/14: Ron Maietta made a motion that the fine for living in here permanently without approved permanent residency and in violation of our Covenants and By Laws will be \$100 per day starting 30 days after the date of the notification letter. 2nd by John. Motion passed unanimously.

Bill has permission to pay off the loan at The Callaway Bank on 3/10/14. The balance due is \$40,591.26.

Jim will check into the security cameras.

The maintenance office will now be employees only. No one else is to be in there.

Resolution 04/03/14: Tammy made a motion to adjourn the meeting at 5 PM. 2nd by Ron L. Motion passed unanimously.

Respectfully Submitted by the Board Secretary



Tammy Spyers