

**MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 14, 2015**

Meeting called to order at 8 AM by Board President, Tammy Spyers.

Attending: Bert Konle, Ron Tesson, Tammy Spyers, Ron Maietta, John Haynes and Stan Altman

Absent: Lisa Bryan

Resolution 01/03/15: Tammy made a motion to approve the February 2015 minutes with corrections. Ron Maietta 2nd. Motion passed unanimously.

Resolution 02/03/15: Bert made a motion that the Covenants and Bylaws be sent to the attorney to get them done legally. Ron Maietta 2nd. A very lengthy discussion was held on the issue. John gave the presentation to the board for the task force findings and agreed to draft this information to be given to our attorney, Mr. Bandre, as a recommendation. John will present this draft to the BOD for approval prior to sending it to the attorney. Motion passed unanimously.

Dean, Maintenance Manager, and Bill joined the meeting at 10 AM.

- Dean has received three bids on a new mower. The best deal is on a Grasshopper from Modern Farm Equipment. They will give us \$7,000 for our old one, and the new one is \$14,100. So it will cost us \$7,100 in addition to our trade in. Bill recommends paying cash for it. There is money in the budget (capital improvements - line item 6150) to pay for it. **Resolution 03/03/15:** Tammy made a motion to purchase the grasshopper from Modern Farm Equipment, with the trade in allowance. Bert 2nd. Motion passed unanimously.
- The Engineer met with Dean and gathered the necessary well house information so they can sign off on the well repairs prior to our DNR inspection on Thursday.
- Regarding the well repair, some of the pipes had dime size holes. 441 foot of pipe was replaced so the warranty would be good.

Dean had to leave the meeting at 10:20 AM to meet with a lot owner.

Ron Tesson asked if Curt Warfield has passed all of his certifications to be handling our wastewater as well as our water issues as a consultant, and how much we pay him. Per Bill we pay Curt an average of \$600/month, and yes – he is certified.

The BOD left the board room to go meet with Park Council at 10:50 AM.

The BOD returned to the board room at 12:20 PM.

Mark McDonald, IA Chairperson, joined the BOD meeting at 12:30 PM to discuss a jeep being on the ATV trails. Mark left the meeting at 12:55 PM.

John held the floor for a discussion on the vote that went out last fall. John feels Bandre changed his stance on the voting issue, and he would like to know why. A very lengthy discussion was held, again, on this topic.

The board adjourned at 2 PM to ride the park with Holderman Brothers Logging out of Westphalia. The BOD would like to thank lot owner Ray Lasley for contacting them and setting up the meeting. Because of the potential loss of our timber (assets) due to pests and disease, the BOD would consider a managed harvest to obtain some money for these assets. The main goal of having our woods assessed is to determine the health of our trees. The BOD will be getting three assessments and possibly bids on harvesting our timber, if necessary. Bert added that we can sell walnut limbs to a gun stock company and make some extra money.

Resolution 04/03/15: Tammy made a motion to adjourn the meeting at 2 PM. Bert 2nd. Motion passed unanimously.

Respectfully Submitted by the Board President:

Tammy Spyers

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The Park Council would like to have an open house to see the well house. Ron Tesson took a bunch of pictures and suggests we post those in the office to show the lot owners where their money is being spent. Hope suggests putting the photos on the website as well.

BOD update to the Park Council:

- Tammy updated on the well house and well repairs.
- Tammy read the motion to send the Covenants & Bylaws to the attorney from the BOD meeting.
- Tammy informed the Park Council that Holderman Brothers Logging is coming in today to assess our woods and thanked Ray Lasley for setting it up. Members of the BOD and PC, and our maintenance staff, will be riding with the Holderman Brothers today.

Questions from the Park Council:

Suggestion - when spending the money on the roads we should spend the whole budget on the gravel throughout the year and grade every other month if possible. What is the plan? We need to make sure we wait until the last snowfall so we don't grade it off clearing the roads. Per Bert, he started hauling rock in Deer Park where it is bad. We're putting big stuff in now where we really need it. And we have to wait until the weather clears and the roads dry up. Per John – We have \$26,000 for gravel and 26 miles of road. We cannot gravel that much area on that much money. We should be spending that much money every year on it, but we haven't had the money to properly maintain the roads.

Regarding the detailed financial report, can that be available for every lot owner? Perhaps by email. We will discuss with Bill and get back with Park Council.

Any update on DNR? Tammy – We are waiting on their response on the fine.

Any update on the vote? John – we are still discussing.

Any update on the ATV club? We haven't discussed it.

Are the taxes filed? Tammy reported 2012 & 2013 are. 2014 will be soon and on time.

Would the BOD be open to PC giving financial suggestions to the BOD? Tammy stated that we have a treasurer and we have a financial liaison on PC. If they are not getting the information they need, they need to let us know it. The BOD will listen to any and all suggestions. Tammy stated she is ok with an audit if there are any questions on the financials.

Stan spoke about our infrastructure. The lift stations don't work. We have major issues in the sanitation area. The swimming pool is a big issue. The wall has to be repaired. This is all because we do not have enough assessments coming in to run this park. We have over 900 ATV's, off road vehicles, etc. in this park tearing up the roads and property. We can go forward with an ATV club. We could have ATV repair - just an idea. We have to commit \$10,000 to the pool, we have the roads, and we have the sanitary issues. These have been going on for years. We have to stop pointing fingers. We are all about the park. We need to stop tearing this park down and start building it up. There is a lot to be done and we need less friction. But we have never had the money in assessments to run the park properly.

Patti, I don't go to the pool and I don't want to pay to fix the pool. Why not put the money someplace else and only make the people who use the pool pay for it. Ron Maietta stated it has been discussed numerous times that we charge admission.

Robyn – We need to have special assessments. We have a choice to either increase the assessments in general or have special assessments to cover these costly items. We need to bring in more money or increase assessments. It is not uncommon where we live, at the Lake, to get an extra \$4,000 assessment bill. If we do that here people are going to walk. Ron Maietta – we've had special assessments for DNR and CIMR. Robyn – and that allowed us to pay for the well project and not borrow the money. Most places would need to borrow the money.

Stan – one other thing, everyone sitting in this room agrees on what we have said and you need to go back to all your friends and lot owners and let them know what is going on in this park. We need good vibes in the park, not bad.

Linda – wouldn't it speak loudly if we all resolved to remove ourselves from the WW facebook page.

The BOD left the joint meeting at 12:00 PM.