

Wildwood Lot Owner's Association  
Board of Director's Meeting  
March 12, 2016

Attending: Lisa Bryan, Ron Tesson, Tammy Spyers, Robyn Overly, John Haynes, Stan Altman, Bert Konle

Lisa led the group in prayer.

**Resolution 01/3/16:** Tammy made a motion to approve the minutes as written. Robyn 2<sup>nd</sup>. Motion passed unanimously.

The Board discussed security cameras and alarms. Bert talked to a vendor, KTIS. Our system is digital. The cost would be approximately \$1,000 per camera. The Board will get quotes from other vendors. We will ask KTIS to come out and take a look at our existing equipment.

Dean joined the meeting at 9:09. Repairs to the rental lots in front were discussed. Dean verified he checks the electric at the Coast to Coast lots. The roofing company stated he will be here in March to do the repair. The siding for the well house was discussed. John thinks we should standardize the siding color on all of the Wildwood buildings as we move forward. The color that is on the guard shack is natural almond. We will standardize on this color. The wood that will be covered with coil will be green. The bid for the materials was \$1,355.43. Dean is donating the nails for the project. John will volunteer to help with this project.

**Resolution 02/3/16:** Tammy made a motion that we buy the materials to side the well house and we ask CIMR for the money. All buildings going forward will use the same color scheme of natural almond with green trim. John 2<sup>nd</sup>. Motion passed unanimously.

The electrical repairs are being done by building. The office, Coast to Coast and Deer Park Comfort Station have been completed.

**Resolution 03/3/16:** Stan made a motion we go ahead and have the electrical repairs done at the pool for the price of \$1,346.70. Robyn 2<sup>nd</sup>. Motion passed unanimously.

The crack at the pool was discussed. Dean found some new sealer to potentially fix the crack in the pool rather than having to pay for it to be done. He started making some repairs with it yesterday. The only bid received for these repairs was \$3,900 with a 3 year warranty. No other vendors were willing to bid. The board agreed to let Dean try to repair it before spending the money with a vendor.

The to do list from the January meeting was discussed. Maintenance has completed the items.

Bert mentioned the delay on the IN gate needs to be adjusted.

John discussed bidding of Wildwood Services jobs. He asked if there a materials cost list. Dean said he figures out the materials and then consults with Bill. Bill figures the bids. John suggested we try to get a seasonal cost list from the vendors if possible so they don't have to repeat the process of getting prices for materials.

Dean left the meeting at 9:46.

**Resolution 04/3/16:** Lisa made a motion smoking be banned in all Wildwood buildings and vehicles. John 2<sup>nd</sup>. Motion passed unanimously.

Purchasing a corded phone for times when the electricity is out was discussed. Tammy suggested we purchase one for \$5.

Tammy brought up having a en plein air session at the spill way. Local artists want to come and do this outdoor painting at the spillway and possibly other locations within the park. It could be up to 50 artists. The board discussed waiving the day passes for this event if approved. The board is ok with this idea. Tammy will get more information and we will discuss. This will enhance our cultural presence.

Bert brought up selling lots. The board discussed the steps that would need to be taken in order to resume lot sales. The board believes a statement of understanding of the negotiations with DNR should be signed by any new lot owner. Pricing was discussed. Putting the money into a special account was also discussed.

**Resolution 05/3/16:** Lisa made a motion we resume lot sales with three conditions, a disclaimer acknowledging the DNR AOC be signed by any new lot owners, the money from lot sales be put into a special account for the purpose of maintaining park infrastructure, the pricing of lots be reviewed and once final, no negotiations on price will be held. Bert 2<sup>nd</sup>. Everyone but Tammy voted yes.

The board joined the PC meeting at 11:06. John reported the electrical repairs are ongoing, the roof on the office will be replaced this month, the repairs to the pool wall. Tammy talked about the plein air day that is being considered. She discussed Wildwood becoming more involved in the community. John announced lot sales will be resumed with the criteria included in the resolution. Cindy asked when sales would resume. John stated when we get the criteria met.

Hope asked some of the PC questions.

Why can't we sell to current lot owners? *Once we get the criteria met there will be no limitations on lot sales.*

Can the AOC be attached to building permits and 2<sup>nd</sup> trailer permits? *The document is public knowledge so yes, it can be attached and distributed.*

John stated we are looking at new cameras and monitoring system. He also stated the no smoking ban has been extended to all Wildwood buildings and vehicles. Mike asked about the pool and it was stated that is not a building.

PC Questions:

Where are we with the building codes? Trudi will send a Word document to Hope who will pass on to Lisa. The Board will then review in a timely manner.

Bylaws/Covenants Committee: PC has chosen their at large members as Ron Maietta and Chuck Zelsman. Trudi, Catherine and Rose are they PC members.

A verification on the charter verbiage. BOD will discuss our changes, vote on it and send to PC this afternoon. The term limit of members was discussed. Currently the proposed charter says two years.



The Wildwood sign at O & D needs to be painted. A lot owner is willing to paint it. Is it ok to have it painted? Yes, the paint cost will be reimbursed. Volunteers can paint the sign.

It was asked if the collection agency fees are being paid by Wildwood. Robyn stated we don't currently have an active collection agency. When collections were happening, the agency fee is paid by Wildwood as it is with most collection agencies.

Jim asked about the August vote discussed. John stated a motion was made in February to address it.

John L asked how many permanent residents are in the park. The office knows the exact number but we estimated 30-40. Cindy asked if people who aren't permanent residents can have a mailbox at Wildwood. She said some people are using their Wildwood address to get cheaper taxes. Lisa asked that PC discuss internally and provide a recommendation to the BOD.

Did we get a 2<sup>nd</sup> opinion about assessments following the lot. The BOD has not gotten a 2<sup>nd</sup> opinion.

Where is the letter for Eric Mueller? It has not yet been written.

Bert asked when the clean up effort will start. PC chose committees today and will begin work.

Ron asked the about some permits. John L will look into it.

The board meeting resumed at 12:26.

Mark and Hope joined the meeting at 12:44.

IA now has an email address that can be used to contact IA.

The board met with CIMR members, John Leykamp, Trudi Elliott, Hope Berhorst, Tammy Spyers, and John Haynes. The board asked for a grand total of \$6,370.90 which includes 4 electrical repairs (office, Coast to Coast, Deer Park comfort station, and the pool), and the siding materials for the well house. The expenses were unanimously approved.

**Resolution 06/3/16:** Tammy made a motion that statements be sent out every month to any lot owner that owes Wildwood a balance due beginning April 1, 2016. On May 1, 2016, letters will be sent out stating we will pursue collection activities if the balance is not paid in full. Ron 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 07/3/16:** John made a motion the BOD give two gift certificates for tank pumps for the silent auction for the Kramer Benefit. Lisa 2<sup>nd</sup>. Motion passed unanimously.

The day passes were discussed. No changes were made.

The board established an on and off season for employees. The proposed schedule will be April 15 through November 1 and will be flexible as needed.

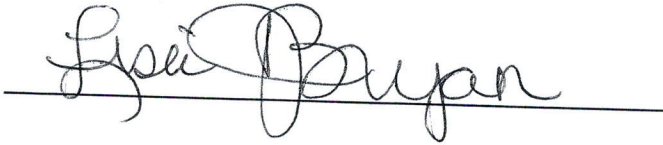
**Resolution 08/3/16:** Ron made a motion the nightly camping rate be increased from \$26 to \$35. Lisa 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 09/3/16:** Bert made a motion the monthly fee for camping be raised to \$550 monthly or \$150 weekly. Robyn 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 10/3/16:** Lisa made a motion to decrease the lot prices by 20% to resume sales. These prices will be non-negotiable. John 2<sup>nd</sup>. Everyone but Bert, Tammy and Stan voted yes.

**Resolution 11/3/16:** John made a motion the meeting be adjourned. Lisa 2<sup>nd</sup>. Motion passed unanimously.

Respectfully submitted by Board Secretary, Lisa Bryan

A handwritten signature in cursive script, reading "Lisa Bryan", is written over a horizontal line. The signature is fluid and stylized, with the first name "Lisa" and last name "Bryan" clearly legible.