

**Wildwood Lot Owner's Association  
Park Council Meeting  
March 12, 2016**

**Members Present:** Hope Berhorst, Catherine Dean, Penny O'Dell, Mark McDonald, Jim Bumpus, Dwayne Overly, John Leykamp, Trudi Elliot, Margaret Altman, Greg Lauber, Denise Lasley, Kim Wyman, Sam Lasley, Rose Leykamp, Cindy Tanner and Mike Woolley.

**Members Absent:** Hank Short, Linda Haynes, Ray Lasley, Patty Clough and Jamie Menke.

**Guests:** Gretchen Mueller, Mike Stallard, Bruce Bernhoester, Julie Stallard, Randy Hudson, Teresa Hudson and Gary Jones.

**Call to Order:** The meeting was called to order by Hope Berhorst, Chair. A quorum was established.

**Approval of Minutes:** January minutes were reviewed. Cindy made a motion to accept and approve the January minutes. Mike seconded the motion. Motion carried. February minutes were reviewed. Dwayne made a motion to accept and approve the February minutes. Denise seconded the motion. Motion carried.

**Public Comments:**

- Mike Stallard asked about the plywood at the pump house, he said it's not sided and the plywood is rotting. Cindy explained that it will get painted when the weather permits.
- Bruce Bernhoester asked about having 2 campers on his property and wants to know if he can hook them to existing holding tanks. Dwayne said that the AOC states that after December 2015, no new holding tanks will be installed and new hook ups to existing tanks are not allowed. Hope will confirm with the BOD and get back to him.
- Cindy informed the Park Council that Ray is out for medical reasons and asked John to take over Natural Resources until Ray returns.
- Dwayne requested to read a letter that he wrote to the Park Council. Hope granted permission. Dwayne's letter read: "A couple years ago Robyn and I ran for PC and now Robyn the board, for only one reason, to help Wildwood continue to be a place for owners like ourselves to come and enjoy time to gather. We have done a lot of good things over the years however as for the past year or so we have been moving more towards the destruction of WW. We are talking about issues that have NO place in PC ie employees, DNR, and legal issues with other owners. If we or other owners have complaints or questions about these things they need to fill out the forms, or make an apt. with the board. As far as DNR what we choose to bring up at PC could determine weather we end up with a 10,000,000 system or have to spend a few 100,000. repairing, and meeting DNRs requests. Come on people let's use our heads before we speak, not our personal agenda!!! as far as legal matters we have NO and I repeat NO business discussing legal matters at our meetings. As far as the monthly maintenance discussion, if complaint forms haven't been filled out we shouldn't be talking about it, if they have been filled out we shouldn't be talking about it, that is for the board and IA to work out. Our maintenance has 26 miles of road and that much and more of water lines with countless places for leaks to start, buildings, all of them very old in need of constant repair, I work maintenance and we are asking a lot of 2 people, most of the year, to try and stay ahead of the fires. One final observation, we have a prayer

each meeting and quite honestly if I were God looking down on us I would have to turn my back on wildwood and spend my valuable time on people who work towards positive goals. I feel our job as a PC is to talk to our neighbors with the goal of finding ways to help wildwood in positive ways and to assist our board when needed.”

**Financial Report:** Given by John L.

- See financial report for details.
- Cindy announced that assessments and decals change March 31.
- Dwayne made a motion to accept the financial report. Cindy seconded the motion. Motion carried.

**Internal Affairs:** Given by Mark M.

- Hope stated that when IA receives complaints, she does not want any PC member to contact to BOD regarding the matter. She said to let IA do their jobs.
- Mark stated that every complaint gets investigated.
- Mark stated that he asked Randy Hudson to fill Linda Haynes resigned seat on PC. Hope swore him in.
- Mark revised the letter to lot owners regarding lot clean ups. Letters will go out in April and owners will have until June 1, 2016 to comply with violations stated in their letter. If clean up is not completed on time, lot owner will be fined. Teams were made to check lots.
- Mark has set up an email for IA. [internalaffairs1@yahoo.com](mailto:internalaffairs1@yahoo.com)
- Mark reported that there was 1 application for permanent residency. He said that there were 2 \$25 fines paid. He spot checked 15 lockouts to validate that the lot owners with late fines were actually locked out. He said they were locked out.
- Jim asked if the application for permanent residency was approved and Mark said that he passed it on to the BOD.
- Trudi asked how many fines are outstanding? Mark stated that he didn't know the answer and that he doesn't have the paperwork on any of them.
- Mark said he looked into the information request he received at the last PC meeting and he was told to talk to the BOD. He has a meeting later today to discuss this information and will report his findings at the April PC Meeting.
- Mark said that there is a Turkey Park deck that is falling down and that he will go investigate it.
- Mark said that he received an unsigned complaint regarding the poor quality of Wildwood employees and said he will pass it on to the BOD.

Jim made a motion to accept the IA Report. Sam seconded the motion. Motion carried.

**Environmental Report:** Given by Dwayne O.

- Approved 1 extension, 2 cabins, 1 deck, 1 carport, 1 new roof and siding.
- Trudi asked if with the AOC in place, are lot owners informed regarding the rules on holding tanks? John suggested attaching a copy of the AOC to Building permits.
- Rose wants to know why there is a difference between having a cabin and putting a trailer on lot and not needing a 2<sup>nd</sup> trailer permit and having a trailer and must get a 2<sup>nd</sup> trailer permit? Why a permit for 2<sup>nd</sup> trailer when adding to lot with trailer but don't need if have a cabin? Dwayne replied that years ago, owners only had trailers so a rule was made that in order to put a 2<sup>nd</sup> trailer on lot, you needed to request permission. He said that later on, owners started building cabins and the rule was never updated. Rose states to be fair, any

second structure would need a permit, regardless of whether you have a trailer or a cabin already on property.

- John asked if during the April lot inspections, are the number of trailers and cabins on the lots recorded? Hope replied that we don't.
- Mark said that if during inspections you see something that is a health hazard or needs immediate attention to call him and don't wait for the next meeting.
- Trudi reminded everyone that we must stay off of property for all inspections.
- Dwayne will inform all future cabin permits of AOC rules regarding holding tanks.
- Trudi asked if Wildwood could advertise or suggest compost toilets to lot owners. She stated that they don't have smell and waste becomes fertilizer. Trudi will gather info and give her findings to Hope. Hope said she will give the information to the BOD and check to see if people can use them or not.
- Dwayne asked BOD member this morning before meeting today to make the new building codes a top priority.

Mark motioned. Cindy seconded. Motion carried.

Trudi stated the AOC, section IV letter H, prohibits new connections to existing holding tanks without prior departmental approval. Is Wildwood looking into department approval for hooking up existing holding tanks? Dwayne said that Wildwood is not liable if an owner puts in a holding tank on their own property, it is the lot owners responsibility and DNR contact the owner directly.

Questions for the BOD gathered at this time.

**Natural Resources:** Given by John L

- Approved 1 2<sup>nd</sup> trailer, 4 tree requests for 8 trees total. 4 trees on 1 lot removed for new bldg and they were all small trees. 2 trees approve for safety due to power lines and 2 trees were dead.

Denise made a motion to accept the natural resources report. Mike seconded the motion. Motion carried.

**Social Committee:** Given by Hope B

- Dwayne and Cindy volunteered to help with Easter egg hunt.
- Hope stated that we have not heard about the Harvest Dance for conservation club. Hope asked Trudi to ask conservation club for financial help with Harvest Dance. Trudi stated that she will ask but was informed that since no more money is coming in to the club, that they are aiming to use their funds on the lakes and keeping them stocked with fish. Hope said that that is fine, we just need to know if we are going to start taking it over so that we can plan accordingly.
- Turtle races June 18, 2016. Rose volunteered to help with tie dying.
- John asked if conservation club is going to continue with their breakfast?
- Cindy stated that the Baconfest is on April 30, 2016. The proceeds will go to Danielle. She said that we need donations for everything, such as paper plates and silverware. Susan Emery is getting bake sale going. Horseshoe tournament starts at noon and washers tournament starts at 1pm. There will be a dance that night. There is a preorder for porksteaks. Everything is online.

Central Sausage and Meat to donate 200 burger and brauts. C&R Market to possibly donate buns.

- Jim said that Marie needs PC to put in the days they need so that other people can schedule their events.
- Trudi said that the Social Committee needs to ask BOD for an increase in the budget so we can have all the activities planned for this year. Hope said she will ask BOD what the budget is and if they can increase it.
- Dwayne suggested to increase the poker run from \$1 to \$2 and the extra money goes to the social committee budget or have a 50/50 raffle.

Mark made a motion to accept the social committee report. Sam seconded the motion. Motion carried.

**Clubhouse Committee:** Given by Penny

- 1 rental in March

Mark made a motion to accept the social committee report. Mike seconded the motion. Motion carried.

**CIMR:**

No report given

**Old Business:**

No old business.

**New Business:**

Nominations for Park Councils 2 at large B&C Committee members were announced. The 3 candidates were Ron Maietta, Chuck Zelsman and Gretchen Mueller. 16 PC members were present for vote. 15 PC members wrote down 2 candidate names on their ballot and 1 PC member wrote down only 1 candidate on their ballot, totaling 31 votes cast. Ron M. received 9 votes, Chuck Z received 14 votes and Gretchen M received 8 votes. Ron M. and Chuck Z. were voted in as the 2 at large PC B&C Committee members. Mark said he will contact them to let them know. Gretchen M was informed that if one of the elected at large members was unable to fulfill their duties on the B&C committee, that she would be their replacement.

**Meeting With the BOD:**

- Sometime this month, we will start repairs to replace the roof of the office.
- Dean has been very busy repairing electrical problems in the park including the office, the maintenance room, Deer Park comfort station and the pool.
- There is a leak in the wall of the pool. The pool company gave us a bid of \$3900 to epoxy the crack. Dean will attempt to repair it himself. The wall itself is ok and the integrity of the wall is stable.
- Tammy brought the idea of having a Plen Air Day at Wildwood to the board today. She explained that it is when artist go outside and paint landscape. She said that her cousin runs the art house in Fulton and they have a Plen Air Day Festival throughout the state and asked if they

could do one here. Volunteers are needed to shuttle painters down to the spillway. Good way to get Wildwood involved in with the community.

- John H said the lot sales were halted due to DNR regulations. He said that we will start to sell them again with a disclaimer regarding the new rules of the AOC and that the money will go to the infrastructure like repairing the comfort stations. He also said that it will be open for anyone to purchase, not just current lot owners. Cindy asked when they thought they would start selling the lots. John H said immediately after the disclaimer is written.
- Trudi said that her friend wanted to buy the lot next door to her and met with the board at the last months meeting. Robin O said that that did not happen.
- Hope asked to have a copy of AOC attached to building permits so that lot owners are made aware of the new rules. John said that it is public knowledge and he doesn't have a problem with attaching a copy of AOC to new permits.
- Mike asked to have extra copies of AOC in the office and the BOD replied that there are some in there. They are out as of now. Trudi said that the person that she spoke to in the office didn't know what they were.
- John H is looking into a monitoring service to add quality cameras for security at the office and gate.
- John H stated that all Wildwood buildings and vehicles are now smoke free.
- Hope asked if the building codes were completed yet. Lisa said that she has changes that she still needs to send to PC. She said that she will put it on agenda for BOD to complete the building codes. John H said that the work on the building codes started 6 years ago.
- Hope announced that PC has elected their 2 at large members and that they are Ron M and Chuck Z. John H said that they still need to elect their at large person. BOD said the B&C Charter will be finished that day. John said that the charter is approved by both the board and PC and that they will add a signature line for PC chair to sign as well and the president of the board. John L asked what the length and term for B&C committee members are. John H replied the term is for 2 years.
- John L asked why is Wildwood paying the collection fees for the collection agency that we are using. Robin O said that we don't have a collection agency. John H said that it has been over a year since we have used one.
- Jim asked what has been done regarding the August vote. John H. said that this was discussed at the last meeting and that when he spoke to Bandre, Bandre replied the wording to him was not clear and that the different response that he gave were to cover him legally. He said that things were not done correctly. John H said that the B&C committee will rewrite the B&C's and R&R's and then it will be put out for a vote to the lot owners.
- John L asked how many approved permanent residents were now living in the park? John H said somewhere between 30 & 40. The BOD talked amongst themselves but couldn't come up with the exact number and John H said they would have to go through each file to figure it out. John H stated that there are more living in park in addition to the residents with permission.
- Cindy states that there are lot owners that use the mailboxes to get cheaper taxes. She said that she thinks only permanent residents should have a mailbox. Hope disagreed, she said that she owns a lot in Wildwood and should be allowed to have a mailbox. Cindy said that people use the office as their permanent address and that the office gets their mail and has made collection up there now. She stated that she doesn't think that the office should have to be a post office. Dwayne said that it's a common practice for people to use their second addresses to get cheaper taxes at the Lake. PC will discuss after BOD leaves and send a recommendation.

- Catherine asked if assessments are still following lots and did we get a second opinion on the legality of this matter? John H. said "No, we have not."
- Trudi asked if the letter to Eric Mueller has been sent? John H replied that the letter has not been written yet. Bert said that it won't go into affect until the next election. Trudi stated that Eric Mueller was banned from office based on false accusations and asked the board is that not true? Lisa responded that the board will get the letter written and John H followed Lisa by saying we will get the letter written.
- Bert asked who goes around telling people to clean up their lots? PC answered that they do. He said that there is a lot in Crow Park that needs to be addressed.
- CIMR to meet with BOD after the PC meeting today.
- Ron T. said that Robin 137 had cut down trees and he wants to know if they had a permit. John L informed him that Ray is out for medical reasons and Hank is co-chair, but is on vacation so they asked John L t fill in until one of them gets back.

Meeting with BOD ended.

It was decided that the mailbox issue will be tabled until the April meeting.

Mark made a motion to adjourn meeting. Margaret seconded the motion. Motion carried. Meeting was adjourned.

Respectfully submitted by Park Council Secretary,

A handwritten signature in black ink, appearing to read 'C. Dean', written in a cursive style.

Catherine Dean