

**WILDWOOD LOT OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**March 10, 2018**

The meeting was called to order at 8:00 AM by John Haynes.

Present: John Haynes, Trudi Elliott, Tami Kiso, Randy Hudson, Robyn Overly, and Hank Short.

Trudi led the Directors in a prayer, followed by the Pledge of Allegiance.

Tammy joined the meeting at 8:07 AM. She did call the office to let the BOD know she would be a few minutes late.

**Resolution 03/01/18:** Randy made a motion to pass the previous month's minutes, regular and executive, with corrections. 2<sup>nd</sup> by Robyn. Motion passed unanimously.

The BOD met with a lot owner who is not in good standing and received a \$500 fine for using common ground.

John and Hank will follow up on selling the contents of the two storage units that are in arrears, per our attorney's advice.

John spoke with several attorneys and did find one who is interested in filing suit against past due lot owners. The attorney wants to receive a portfolio of the accounts with pertinent information. John told him he would visit with the board.

The BOD met with the Park Council at 10 AM for the joint meeting.

Questions from the Park Council to the BOD:

- Two lot owners were removed from Park Council for failing to attend the meetings. A certified letter will be sent to each and a copy will be given to Internal Affairs and the BOD.
- There is a lot of alcohol consumed at the gun range. Park Council feels like there needs to be a stiff fine for this. Randy mentioned he thinks it is a state law. Park Council feels the fine should be \$250. John questioned whether it would need to be for anyone at the range or only shooters. Randy will look into the law to see how it reads.
- Debby brought up ATV parking at the big lake. That area was originally designated as handicap parking and a lot owner donated the piping for handicap use. She feels it needs to be changed back to handicap only, and if an ATV belongs to someone who qualifies for handicap plates they need special plates on the ATV. The office has these. Debby will follow up on converting this back to a handicap only parking area.
- Patty brought up the tank monitoring and said we all need to be on the same page.
- Patty asked why Bill is not here and that being made public. She also asked who is doing our finances.
- Randy responded that we hired a company for the financial portion and the full time position was eliminated.
- Tami stated there is an updated rental agreement for the clubhouse now and the information is in the office.
- Ray wants to get his tank monitor installed now and wants to know why those were not ordered earlier.
  - John addressed this issue. When we initially started we were concerned with conformity, as far as original monitors and replacement parts. Husky was the original company and the first two orders were ok but the third order we were told the main component would not be available for eight weeks. John told them that would not work. We are three weeks out on getting them in now. Initially we said twenty feet off the road on the left or the right of a lot, but some lot owners have sheds, etc. that are twenty five feet away and so we are going to allow variances.
  - Jim Bumpus asked, just so we are all clear, Lonnie has the authority to allow the variance? Yes.
  - Ray stated that maintenance is going to be swamped with other things and he is concerned about meeting the timeline.

- The cost is \$200 for the monitor and \$25 for the inspection if you install it yourself. Variances must be approved first. The underground wiring has to be in conduit.
- Ray asked how many have been installed. John stated 50 have been purchased. There are close to 300 that need to be completed. There is a light and an audible alarm on the monitors.
- Mark asked if the alarm goes off and he is not in the park will they just pump and bill him or call him first. It will be pumped and he will not be called. If it has to be pumped after hours or on a weekend, and the lot owner did not request it, we will not charge the double after hours fee.
- Ray asked why they are set at 75%. Because DNR said they have to be.
- John wants to clear up other rumors regarding his monitor. He is concerned about statements about theft. John stated the monitor was given to him and installed as a beta test for the park.
- Cristy stated a lot owner wants to volunteer to fix the entry to the 400 acres for the ATV trails. Park Council would like to do a fund raiser to raise the money for the gravel and any needed equipment for this project.
- Mike Tanner said someone mentioned that we could put a tip jar in the office for donations to repair the trail. Park Council will take care of that.
- Tami brought up the South Callaway versus North Callaway Fire District changes. She has talked to the Fire Marshall's office and both Fire Chiefs. South Callaway has a faster response time and is six minutes away. In the past North Callaway called South Callaway and they can no longer do that.
- **Resolution 03/02/18:** Tammy made a motion to send a letter to South Callaway asking to be moved to their district. Tami 2<sup>nd</sup>. Motion passed unanimously.
- John stated that Lonnie is going to start on the pool at the end of the month with the contractor.
- Tami said Debby had questioned the inclement weather pool policy at the pool. Debby stated last year it was raining very hard and even flowing down the steps. She said she called the office and was told they had to stay all day.
- Mark reminded everyone that we also have to take into consideration pop up showers.
- Robyn spoke on the financials.
  - We are using Bert Doerhoff CPA for our accounting, payroll, and all taxes. Only three board members are authorized to call this company. If you have questions please contact Robyn and do not call the CPA firm directly.
  - We are going to be very tight on money this year.
  - Park Council asked if there is a cost savings by making this change. Robyn stated she contacted five companies and received three bids. Things do not physically leave the Wildwood office. Our QuickBooks information is in the cloud and Doerhoff can be using it at the same time as our office personnel. Robyn feels the cost savings is \$28,000 annually.
- Patty asked if we would continue to receive a financial report each month. Robyn stated we will no longer receive a summary. But the balance sheet and financial statement will be available each month. In the future Robyn will make sure they are available prior to the meeting.
- Mike Tanner stated that a lot owner came to Park Council about a fine for speeding, and they had to pay the fine. The lot owner brought up the fact that maintenance speeds throughout the park. Mike said he has witnessed this as well and Mark said he witnessed it yesterday. Larry Newman stated the dump truck flies by his house too. Hank is the liaison for maintenance and will address that with them.
- Jim asked about the company we hired to check our waste water lines using a camera, and wanted to know if there is a report. John stated they flushed and hammered it. The report shows two cracks in the pipes and they can be fixed with sleeves. They also identified five or six other manholes that we did not know existed. We are putting risers on those. Our bid was \$5,000 but it ended up being \$6,834 because of the additional manholes. We were expecting worse results so in the long run this saves us money.
- Vickie asked if a child can buy a pass on a lot if the parents are not in good standing. John stated they don't need a pass, only a sticker. But no, they cannot buy guest passes if they are not in good standing.

The BOD left the joint meeting at 11:15 AM to resume the BOD meeting at the office.

The BOD met with a lot owner in arrears to discuss the amount due on their account.

Bill Tisher and Mark McDonald joined the meeting representing Internal Affairs.

- A lot owner is having work done on his lot and being here every day for a week is a burden to let his vendor in. He requests this current process be changed because he is not a local and has a full time job.
- Mark made us copies of the automatic fines.
- Mark will not join Bill next month in meeting with the BOD.
- John asked if they were on top of the clean-up letters. Yes, they are.
- Bill T said he can go through the clean-up letters sent out last year and follow up on those first.
- They left the meeting at 12 PM.

Lonnie met with the BOD at 12:10 PM.

- DNR Report – John stated to Lonnie he has the latitude to make a variance with the twenty foot rule on the tank monitors.
  - Maintenance will also need to consider rock, etc. that makes digging hard.
  - If it does not fall in the left/right twenty foot rule, Lonnie will need to get it in writing and if it is attached to a building the building cannot be moved and the view cannot be obstructed.
- There are two trees on common ground over a camper. We need to have them removed.
- Regarding the additional manholes that were discovered, Lonnie will ask Brian Spencer if these need to be exposed and what the requirements are.
- We can install a stent where the cracks are in the pipe that will seal the cracks.
- Lonnie wants permission to purchase two pipes where the culverts are caved in. We are looking at \$600 to \$700 for this. Tammy asked if we really had the money for this now or is this something that can wait. The one in deer park can be cleaned out and we can wait on it. The one on Doe View needs to be taken care of as it has collapsed. Poly pipe will be used.
- We hired a housekeeper and Lonnie wants to consider hiring another maintenance person.
  - With the budget shortfall we need to be very mindful of payroll expenses.
- Lonnie was informed about the complaints on maintenance personnel speeding throughout the park. He said he would discuss this with his employees.
- Regarding the delay in receiving the monitors, the company providing them is willing to write a letter to DNR claiming responsibility in the delay of the project. Tammy again stated we do not want to ask for an extension and we need to stay on top of this. But if we do need an extension we need to be preparing for that now.
- Randy wants Lonnie to update the holding tank list when they install a monitor or decommission a tank.
- John will be contacting Erin with DNR to let her know Bill's name needs to be removed as a contact and Lonnie's name added.
- Lonnie did not know about the latest DNR letter regarding our operating permit that needs a response by March 20<sup>th</sup> (7 business days). The board just found out about this today.

Rick Lienkewitz briefly spoke with the BOD. Rick had talked to Jim about working volunteer security, but wants to make sure the BOD is ok with it. The BOD is more than fine with this. Also, Rick feels there is a big problem with drinking at the gun range. We told him this is being addressed and the BOD thanks Rick for volunteering.


Robyn commented that the report provided earlier today was not totally correct. Robyn W at the Wildwood office enters the time worked by employees here, and Doerhoff CPA calculates the time at the needed rates and issues the checks.

**Resolution 03/03/18:** Robyn made a motion to pay \$6,834 for the video inspection of our sanitary sewer lines out of the DNR fund, as this was required under the current agreement with DNR. The current balance of that fund is \$23,921.68. That would leave a balance of \$ \$17,087.68. Trudi 2<sup>nd</sup>. Motion passed unanimously.

The BOD again discussed the budget shortfall for this year. John will ask our attorney if we can ask for a special assessment or an annual assessment increase. This will need to go out for a vote to the lot owners in June, or as soon as we can get it in the mail. A discussion was held over the special assessment just being on a primary lot and an annual increase being on primary and secondary lots.

Tammy had to leave the meeting at 2:35 PM.

Respectfully Submitted by the Board Secretary

  
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Tammy Spyers

Wildwood Lot Owner's Association Board Minutes March 10, 2018.

Portion of meeting after Secretary, Tammy Spyers left meeting at 2:35 p.m.

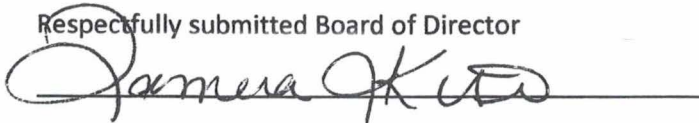
Tami Kiso asked question what lot owners had the right to add mailboxes at Wildwood. Discussed that prior inquiries were told federally we cannot remove or prevent from putting up a mailbox.

The board interviewed two applicants for office opening. Cindy Tanner was offered and accepted position.

Discussion on inclement weather policy for pool was postponed to be discussed at April meeting. Tami Kiso will research what public pool policies are, to help give some items of discussion.

Randy Hudson made motion to adjourn meeting at 4:25pm, Robyn Overly seconded, Passed unanimously.

Respectfully submitted Board of Director

A handwritten signature in cursive script, appearing to read "Tamera Kiso", is written over a horizontal line.

Tamera Kiso