

Wildwood Lot Owner's Association
Board of Director's Meeting
May 14, 2016

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

Dean met with the board at 9:20. He reported he started putting water in the pool on Thursday. It should be ready to go on time. He has installed some more new valves to better control issues with the motor, etc. He also did some legwork on getting supplies from different vendors to save money. He saved about \$650 on one piece for the pool by checking prices.

The siding is approximately 65% done at the well house. Stan and Margaret Altman and Bozo and Goldie Eck have been volunteering their time to help install the siding.

The board would like to recognize the efforts of Stan and Margaret Altman and Bozo and Goldie Eck for repainting at the shooting and archery range.

There is a dead tree hanging over the well house that should probably be taken down to avoid damage to the new well house.

Dean left the meeting at 9:40 to meet the tree trimmer.

Lisa led the group in prayer.

Resolution 01/5/16: Tammy made a motion the April 2016 minutes be approved as written. Robyn 2nd. Motion passed unanimously.

DNR UPDATE

Spoke to Brittany –

A group of lot owners met with DNR on the 10th. – The Board received a list of the accusations that were made by the group of lot owners to DNR after the meeting.

Are tanks still being installed and what prohibitions have we put in place to stop installations? John stated no tanks have been installed.

Receipts from two lot owners' personal accounts with WLOA were given to DNR. The receipts were for tanks that were replacements but have not been installed.

A permit for a second trailer by a lot owner was given to DNR. The 2nd trailer placement permit is only for a trailer – it does not address a holding tank in any way.

Brittany said we need to provide support for our position. We need to make sure the receipts do not say new tanks or more information to make that clear.

DNR gave 15 days to respond to the allegations. The Board must prepare a written response with any exhibits necessary to explain what's going on. Don't provide statements. Anything that can show it is a

replacement tank. One of the questions the lot owners sent addressed replacing one trailer with another (#31). #30 – 2nd trailer permit; that would be permitted but DNR stated no so Brittany will call Erin and get clarification.

120 days from when the AOC was signed and tank installation – Brittany personally had a conversation with Erin Meyers of DNR and her boss, Paul Dickerson and confirmed it was ok to install the tanks in the queue Brittany will talk to DNR and remind them they agreed to that on the specific date.

Covs/Bylaws – the board felt a rule to prohibit the installation of new tanks – no specific requirement was made to put it in the by/covs

How should we respond to questions at the lot owner's meeting? Improve relations between the board and the lot owners. These accusations have put the association on DNR's radar which is not what we want. DNR would prefer question be sent to them under more normal circumstances such as questions coming through the board.

Robyn pointed out that when we were encouraged to talk to DNR, we responded that our attorney and engineer advised us not to. We felt like we should follow the advice of the legal counsel we were paying for. The lot owners felt the board had information we were not sharing. There was not enough information to even meet with DNR before the engineer's report was available.

Rocky joined the meeting at 11:50.

Rocky is 90% done with the report. He will submit the report to Brittany and the board. Then we have 120 days to negotiate. Rocky is doing 2 separate reports; 1 on holding tanks and 1 on treatment. Rocky is concerned about meeting with DNR early and then having that person leave and then having to start over with another DNR employee. Brittany confirmed that bringing up an option early and DNR saying no at that point would eliminate our negotiations later.

2 reports are 90% done. Treatment plants: they are pretty good here as long as they are maintained. He stated the lagoon is great and one of the best he's seen. The treatment plant up front needs some work. Testing results are good. That report is going to suggest these stay as is as long as capacity doesn't increase. Some suggestions for the lagoon. He likes tablets to chlorinate and dechlorinate. There's a company that sells bacteria needed to get the results you want. That could possibly be \$20,000 a year which is much cheaper than a full blown system.

We are at 80% capacity on the plant – still have some room. 78% capacity on the lagoon. We will probably need a disinfection system on the lagoon.

He has an aerial map and everything mapped out for us and will give us copies when the report is complete. We would need our certified operator to check our plants weekly.

It would cost an estimated \$3,906,000 to replace the treatment facility.

To put in a collection system it would take 52,236 feet of line. 9.9 miles of line needed to cover all of the collection system \$2.5 million-\$3.5 million if we put in lines.

He is planning to suggest 3 options: 1) Not do anything; 2) rehabilitate the existing collection system as is (repaired and back into operating order) clean out manholes, spot locations, etc. looking at \$20,000-\$30,000; \$400,000 to replace everything if needed. Keep existing lift stations as is – add notifications

that they are full. Put grinder system in if there is a gravity line in front of you. Plan for expansion if lots are being sold. Upgrade the front plant if we need to expand or add a plant near the lagoon. New lot owners cannot put in a holding tank. They will have to put in a grinder pump and push it to the nearest line.

The meeting was adjourned so the Board could attend the lot owner's meeting.

Respectfully submitted by:

 Jose Bryan, Board Secretary