

Wildwood Board of Director Regular meeting

Date: 5/13/2017

Attendance: Tami Kiso, Robyn Overly, Hank Short, Tammy Spyers, Trudi Elliott, John Haynes, Ron Tesson

Absent: None

Opening

Prayer and Pledge of Allegiance

Review and Approval of last meeting's minutes

- Corrections discussed.
- Motion to approve April 8 minutes with corrections made by Tami Kiso, seconded by John Haynes. Passed unanimously.

Questions date April 10, 2017 were sent by DNR to Wildwood, Response sent by BOD to DNR, May 9, 2017; copies are available in office.

Review of New items/Owner e-mails/Owner concerns

No emails received.

Board discussed needs for new security cameras and areas that need to be covered.

Met with Maintenance, Lonnie Wyman joined the meeting at 9am –Maintenance.

- The board reviewed the maintenance report submitted by Lonnie.
- Discussed issue with pool, when started filtration system the capacitor blew up. Spare motor will be installed on Monday, and new spare ordered.
- Culvert in front of gate busted. Must be replaced. Work to be completed as soon as possible.

Owner or Employee appointments - none

Discussed issues with Lot Owners not in good standing.

- The board discussed how to handle Lot Owners not in good standing. Board

agreed that the lot owner could not be locked out of park, as in previous practice. The board discussed the limitation of the lot owner to be restricted to and from their lot(s) and front gate only. No use of common grounds or other amenities.

- Discussed if violation of restrictions: Subject to \$500 fine for each time found in common ground/facilities per incident for lot owners not in good standing. Robyn made motion to add fine for violation of restrictions, Hank Short Second, Passed unanimously.
- John Haynes will inform Lot Owners at Spring Lot Owners meeting this afternoon.

Met with Park Administrator to discuss budget and other concerns.

- Discussed security concerns based on recent thefts.
- Balance of pool account \$45,437.
 - To date nothing has been spent from this account
 - Pool costs have been made out of general revenue because of lawsuit
- Discussion on stocking items and type of items for sell in Wildwood store especially for upcoming holiday weekend.
- Discussed applications for pool workers and need to fill weekend slot immediately.

Internal Affairs, Mark McDonald joined meeting for reporting from park council.

- PC meeting discussed about Crow park issues; Lot owner no longer resides in park;
- Concerns on the donated green swing at Turkey Park comfort station, broken, and sagging issues, needs to be removed.
- No clean up letters have been mailed out yet. Office has not given information to Internal Affairs. They then get one month to clean up. Tammy will follow up today.

12:45 – meeting was suspended for board to attend the Spring Annual Lot Owners meeting.

Meeting reconvened after Lot Owners meeting.

Additional discussion on how to handle lot owner not in good standing.

- We cannot sell them any type of pass or decals, or tags, and we will give them the list of restrictions and fines that were passed by board this morning.
- Will not be sold any guest pass, guests cannot be bought in except in the vehicle with lot owner.
- Board need to make statement to hand to owner not in good standing, needs to be completed by upcoming holiday weekend.
 - Post meeting: see attached, members not in good standing document.

The board asked Bill, park administrator to join meeting again to discuss more items of concern.


- Discussed that the office needs clarification about guest tags for ATV's. Guest tags do no need proof of ownership. The tags can be purchased for \$150 for one year or \$25 for 7 day use.
- BOD getting complaints on how the office looks, needs to take care of it. Shelves should be stocked, office clean and presentable. Bill should schedule check off list for bathroom and stocking; Cleanup of the office.
- If lot owner is not in collections but past due on bills, they will be sent monthly statements.

Lot owner email address and review can be done at: Wloabod@gmail.com

Application for permanent resident. Deer park, reviewed and approved based on current bylaws and covenants.

Motion to adjourn was made by: Robyn Overly, seconded by: Hank Short, Passed unanimously.
3:00pm adjourned

Respectfully Submitted by Director



Tamera Kiso on 6-10-17

You are a Member NOT in good standing with Wildwood Lot Owners Association

You are allowed access to your lot(s) and access to and from your lot(s) and the front gate **ONLY**.

You are allowed access to the office/store only to pay your assessments/fees/delinquencies to become a member in good standing.

Limitations include but are not limited to:

You are NOT allowed access to any common ground and amenities.

You are NOT allowed to purchase guest passes, ATV tags, vehicle tags;

You are NOT allowed access to:

- Office/store
- Comfort stations
- Swimming pool
- Play grounds
- Clubhouse
- horseshoe pits
- Lots other than your own
- Roads other than to and from your lot to the gate in most direct route to enter and leave the association grounds.

VIOLATION of these limitations to your lots and access to your lots to and from the front gate **ONLY** will result in a **\$500 fine for each violation**.