

Wildwood Lot Owners Association

Lot Owner Meeting Minutes

May 11, 2019

- Called to Order at 1:00 pm
- Quorum established – 70 lots required, 91 lots present
- Board members introduced
- Park Council members introduced
- October 2018 Lot Owners Meeting minutes reviewed
 - Penny O'Dell moved to approve the October 2018 Lot Owner Meeting Minutes, Debbie Johnson seconded. October 2018 Lot Owners meeting minutes approved
- Clint Smith with Callabyte addressed the meeting:
 - Discussed the fiber optic based broad band internet offering
 - Callabyte offering is 100 Mbps
 - Current Wildwood lot registrants for Callabyte is 60. Target lots is 100
 - Now looking at the beginning of 2020 before they can get in here
 - Cost would be \$65 per month. May put service on seasonal hold for up to 6 months for \$15 per month in lieu of the \$65 per month the other months
 - Randy asked Clint to discuss the signup process. Clint indicated:
 - Go to Callabyte.com
 - No commitment to sign-up now
 - No cost to sign-up. \$100 sign-up fee is waived
 - Call the office
 - Other option could be to WiFi enable the entire park. Would require Callabyte to run fiber through the park. Wildwood would be billed and would be responsible for recouping those costs from the lot owners
 - A lot owner asked where the Callabyte device (NED) would be mounted. Clint indicated they could install a post on the lot and put the ONT (Router) device on the post
 - A lot owner asked about installing WiFi throughout the park. Clint replied that Wildwood could WiFi enable certain areas as we deem appropriate
 - Clint also indicated that they could WiFi enable the entire park for \$15 per month (Check for clarification). That would only support WiFi. Would not support television or phone.
- Kevyn Wiskirchen with the Mo. Dept of Conversation was introduced. Discussed the possibility of initiating an archery hunt.
 - He toured the park on 2/2/2019 and he observed between 50 and 60 deer on his tour with at least one group of 10 – 12.

- His tour led to the conclusion that the deer capacity is at its limits. Current density is 1.5 – 2 times the recommended max deer capacity per acre
- He indicates that a managed archery hunt is recommended
- He has offered to assist the park in our program to monitor deer for CWD
- He indicated that the proposed inaugural hunt is very well thought out and believes it will have a positive impact on the deer population
- Question asked about how many deer needs to be harvested to make it successful
 - 20 hunters at 1 – 2 deer each. Maybe resulting in 20 deer harvested. He likes to see 20 – 30 percent of the female population being harvested per year to keep population steady. More would be required to bring the population down. He currently recommends 30 hunters for us as the initial target.
- Randy indicated Monday through Thursday only, archery only, in the 400 acres. Will be limited to 20 people and must be a lot owner in good standing for the last 2 years. We will follow the guidelines as defined by Mo. Dept. of Conservation. We want lot owners to let the office know when they are our hunting
- Lot owner asked if there will be a lottery for the sign up. Randy indicated yes
- Question asked about Doe only, Randy said yes, doe only
- Question asked if CWD is transferable to humans. Kevyn indicated no documented case but it is not definitive
- Question asked about blinds or stands. Temporary stands will be allowed but no permanent stands
- Question asked about carcasses. Kevyn indicated we should not take them out of the park unless your taking the deer to a legitimate processor
- Question asked about possibility for a youth hunt. Randy responded that's possible, but this is the first endeavor and let's see where it goes
- Question asked about the deer being gutted in the woods. Everyone indicated that's normal
- Question asked if Coast to Coast people are eligible. Response was no, they must be an approved lot owner
- There will be a charge for a Wildwood tag
- Question asked if the ATV trails will be closed during hunting days. Response was no
- Question asked if we will post a notice that hunting is going on. Randy indicated yes, indeed
- Question asked when is archery season: 9/15 – 1/15
- Sheriff Chism was unable to show up
- Old Business
 - DNR Update
 - Had 2 lot owners call DNR in March to try to cause issues for Wildwood
 - Randy indicated thanks to Lonnie and Bryan for everything they've done this last year to resolve the DNR issues

- We've replaced the mechanical plant by Coast to Coast. Working great
 - As of December, we had 5 non-compliant lot owners. Now have 3 outliers. DNR is aware and is happy with our progress.
 - Randy indicated that non-compliant lot owners are now being fined \$20 per day
 - Replaced 4 sewer lines
 - Replaced the Grinder pump
 - DNR is requesting a new Abatement Order of Consent (AOC). This would be in our benefit as it would address everything we've finished, and would hopefully enable the association to get out of responsibility for individual lot owners
 - Question asked if an AOC is required of every municipality and the likes. Randy indicated he didn't think so, but one was placed on Wildwood due to our prior gross negligence
- Randy indicated we are looking to acquire a new septic pump truck. Randy indicated that we are looking at one now. He also indicated it's a profit center and generates approx. \$22,000 per year in revenue
- Randy spoke to lot owners indicating that they will sue the association or will engage an attorney. It's the policy of the BOD to disengage in conversation immediately upon such notice
- Randy mentioned that when a lot owner becomes a member not in good standing, they become eligible for a \$500 fine for each time they're on common property. They're only allowed to go from the front gate to their lots or to the office
- Question asked about how difficult it would be to provide a list of members not in good standing. The BOD indicated it's not difficult, but we can't provide that to everyone
- A lot owner mentioned passing 3 vehicles today alone, out of 5, without current Wildwood stickers
- A lot owner indicated there his niece witnessed a confrontation between a volunteer security person and an individual doing donuts on an ATV. He called security at the front gate, but is concerned that the security person did not leave the guard shack to go to the site real-time
- Randy discussed collection agency collecting \$11,500 year to date and approximately \$38,000 last year. Randy indicated that as on 6/1 a new list will be submitted to MCA
- Randy announced that the association is placing liens on properties of owners that do not pay
- The BOD indicated that the October 2014 resolution that indicated no pools over 20 gallons will be allowed has been rescinded, based on the request in the

October 2018 Lot Owners Meeting from a lot owner to review that resolution be reviewed

- A lot owner suggested for security that if a vehicle with an expired decal comes to the gate, the security person should check the list of members not in good standing. If the vehicle occupant is a member not in good standing, they should be advised of the limitations placed on them as a result of being members not in good standing
- A question was asked if we've collected on any of the \$500 fines we've levied. Randy indicated we have not collected any, but have placed liens on one of them
- Financial Update
 - 2019 Budget is available for review
 - First quarter 2019 Profit & Loss is available and on track with budget
 - \$20,206 is the total special assessment amount for CIMR. Special Assessment amount is \$120,000 and we can expect to receive \$90,000 - \$95,000. As of today 508 people have paid special assessments and have received \$7,200 of CIMR special assessment
 - A new account has been established called "Uncollectible AR" for money that has remained uncollectable beyond 2.5 years. This was in response to a lot owner request in the October 2018 Lot Owners meeting to make this more transparent
 - CIMR account is now at approximately \$75,000
 - Have 2 new credit card machines
 - Robyn indicated we are now paying .35% plus 21 cents per credit/debit transaction. She indicated that the BOD decided not to establish a minimum amount for debit/credit card use
 - A lot owner asked why we can't charge more for credit/debit card users. BOD indicated that we cannot legally do that
 - Robyn indicated that we are establishing an Honor guest/ ATV pass system. She indicated it will not cost a lot to do but the hope is that we can generate some revenue that is currently being missed
 - A lot owner commented that services and concessions has increased a lot recently and it is testimony to many of the recent changes
 - A lot owner asked if they need ATV titles for renewals. The BOD indicated not for renewals but are still required for new ATV registrations
 - Robyn indicated that the Covenants and Bylaws Committee is currently working on proposing a Covenant and Bylaws updates for a permanent increase to annual assessments. The BOD anticipates a vote later this year for a permanent assessment
- New Business

- Bylaws and Covenants Update – Cristy Herron discussed the recent activities of the C&B Committee. She indicated that the committee is currently working on Section 8 of the Covenants.
 - The C&B has submitted proposed ballot verbiage for a vote to go out in the 3rd quarter of this year
 - C&B is meeting the second Sunday of every month. Minutes are being produced. Lot owners can email the committee and are welcome to attend the C&B meetings
 - A question was asked if we have a dollar amount in mind now for the increase. The response was not at this time. It's still being discussed and we need to let the current year progress a little further before we can gauge how 2019 actuals track to the current budget
 - A lot owner asked about potential COLA increases in assessments. Randy indicated that this is being discussed but is still premature to discuss
- Randy indicated that we cannot do the proposed lot raffle, due to Missouri laws
- Randy indicated we need to get the Dam inspected. He indicated that we will be looking for volunteers to help remove big rocks from the Dam
- A lot owner asked for an update on the pool. Steps were painted last week and we are on track to open for Memorial Day
- Updated Rules and Regulations and Fine Schedule – Randy indicated that updates to the Rules and Regulations have been approved and that copies are available up front

Jim Bumpus made a motion to adjourn at 2:59 pm, Mike Tanner seconded. Adjourned at 3:01



Respectfully submitted Board of Director
Chris Oliver, Secretary

These minutes were approved at 10/12/2019 Lot Owners Meeting with modification.