

**Wildwood Lot Owners Association
Board of Directors Meeting Minutes
May 8, 2021**

8:00 a.m.

Present: Randy Hudson, Robyn Overly, Danny Payne, Trudi Elliott, Chris Oliver, Kimberly Behlmann and Trei Irwin

Opening Prayer and Pledge of Allegiance

Finance/Robyn:

- 2020 lot sales were \$122,066.
- Robyn will be creating a excel sheet to show comparisons for past years lot dues.
- Ice Machine will have different credit card company than currently using. Will make deposits for fund every 2 weeks.
- Accountants are coming to visit the park and meet staff in May.
- Director's insurance did not go up. Same for 2021.
- April 12, 2021 pool loan closed with bank.
- 5% of paid assessments go into CIMR account. \$32,000 is in the infrastructure account.
- 85-90% of lot owners have already paid their assessments.
- ATV tags, Window stickers (all purchased tags, cards etc.) has increased \$30,000 from this time last year. The store was closed March and April last year.
- Garbage and Utilities are going up due to more park owners/visitors. Office was open during winter months.

8:30 Maintenance/Lonnie:

- Lonnie will email office, accountants & board when jobs are completed. Office will save this in the Lot Owners electronic file.
- Maintenance receives requests to look at lot owner potential work orders. There will be a \$25 non-refundable fee. If Wildwood does the job the \$25 will be deducted from the cost of the job.
- Riding ATVs in clay pit. Areas will be designated to not ride. Pond dam will be off limits.
- Pump truck is being repaired in St. Louis. Part won't be in for approximately 10 days.
- Week of May 17th road is being sprayed for dust control.
- Pouring concrete for Propane tank pad week of 5/10/2021.

9:00 Construction update/Trei:

- **Pool:** pouring concrete in the pump room and steps next week. Coating can only be done once curing is done. Will have to wait a week before the coating on the floor.
- **Pool house:** metal is going up on walls, electricity is in the works and ceiling is going up soon.
- Concession stand area needs equipment ordered (freezers, racks etc.). Will ask Park Council to designate one member to coordinate with the office staff the ordering of inventory weekly.
- **Rec room:** volunteers have been helping with painting in this room.
- Looking to purchase shade tail canopies for pool area. Will still have picnic tables, umbrellas, chairs pool side. Will order any misc. pool supplies.

11:00 Internal Affairs:

- **New lot sales:** When lots are purchased, the new owner will need to present the notarized deed to the Wildwood office to receive gate cards, car window stickers and ATV tags. The gate card will have a 30-day expiration. Once the deed is recorded at the county courthouse and the office is given a copy of the recorded deed (county will place a sticker on the top of the deed to indicate it has been recorded) the gate cards 30-day expiration will be removed. It is the new lot owner's responsibility to communicate with title company and the office staff. The owner does not officially "own" the lot until the deed has been recorded with the county courthouse and the Wildwood office has a copy.
- **Comfort Station:** accessibility to facilities for lot owners needing to use the facilities. Lot owners meeting at comfort station for social reasons must park allowing access for lot owners to use facilities. Facilities must be accessible for ADA reasons. Parking will be ADA specified. Fines will be issued for non-compliance.
- **Temp tags:** Dates on tags are the expiration date for pass.
- Bill will start providing the BOD Internal Affairs statistical information for Month.
- **Gate Card audit:** 29 current lot owners had more than 4 gate cards, 9 old lot owners had cards. All are now compliant.
- **License plates:** All lot owners must fill out a new form with vehicle information each year when they pay dues and get stickers for vehicles. Also, notify lot owners when stickers are issued to update any vehicle changes during year. Tickets will be issued for vehicles not updated in the system.
- Discussed security camera placement in different areas of park.

11:15 Security/Danny:

- Security manpower discussed for Memorial Day weekend.

11:30 Office/Kim:

- **Amazon purchases** – all purchases will be done from WLOA Amazon account in the future.

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- Lien information cannot be released to prospective (any) lot owners. Refer them to courthouse or to use any other resources for identifying if there are any liens. Office staff will not be liable for this information.
- **License plates:** All lot owners must fill out a new form with vehicle information each year when they pay dues and get stickers for vehicles. Also, notify lot owners when stickers are issued to update any vehicle changes during year. Tickets will be issued for vehicles not updated in the system.
- ATV guest plates: \$20 day is 24 hour pass.

11:45 Old business:

- **Callabyte: continued to June 2021**
- **Online payments: continued to June 2021**
- **Signs in park: (Burn Ban Signs)** Trei will send out an email and post there is a red flag warning. Maintenance will put signs out during day. Then security will take signs down. Otherwise, we strongly recommend lot owners be conscientious of burning while windy outside. Don't take unnecessary chances with possible out of control fires.

Kimberly Behrman