

Wildwood Lot Owners Association
Lot Owners Meeting Minutes

May 14, 2022

- 1) Call meeting to order – 1:00 pm
 - a) Meeting was called to order at 1:00 pm. At start of meeting more than 91 lots were represented.
 - i) Count after meeting showed 91 lots represented that signed in.
 - b) Prayer was led by Trudi Elliott
 - c) Pledge of Allegiance
- 2) Introduction of Board of Directors
 - a) All present did self-introduction
- 3) Introduction of Park Council Members present
 - a) All present self-introduitiion
- 4) Chris Oliver made a motion to approve the October 2021 Lot Owners minutes, Kim Behlman seconded – Unanimous approval
- 5) Old Business
 - a) Bylaws & Covenants Update
 - i) Reviewed results of March Ballot
 - ii) Section 6 of Covenants passed
 - iii) Ability to collect for fees associated with collections and liens
 - iv) Going forward, will move the approved changes into the existing documents and register with the Secretary of State
 - b) DNR
 - i) Discussed rules regarding types of holding tanks. Callaway County now approves use of plastic tanks and DNR approved
 - (1) Going forward both plastic and concrete holding tanks will be allowed
 - (2) A lot owner asked if it was still the case that new holding tanks may not be installed where one was not already in existence. BOD confirmed that to be the case
 - (3) A lot owner asked about an issue with a holding tank that was installed approximately 2 years ago. Trei asked that the lot owner fill out a work order and Wildwood will look at it. The lot owner was also informed that if it's a tank issue then it would be a manufacturer warranty issue
 - (4) A lot owner asked about the value of a plastic tank versus a concrete tank. Randy explained that the logistics of acquiring and installing plastic tanks has benefits over concrete ones.
 - (5) Randy also indicated we still need to get specifications for new plastic tanks
 - ii) All still going well with DNR
 - c) EQIP
 - i) Randy explained what it is. It's a Federal program that we were approved for
 - ii) It's occurring at the entrance way to the park
 - iii) Field was burnt off and wildflowers will be planted by the EQUIP program
 - d) OneCall
 - i) Currently have 40 subscribers
 - ii) Has not been received as well as we had hoped. Need about 230 subscribers to break even

- iii) Provides for immediate notifications – no burn notices, road construction, ...
- iv) A lot owner expressed concern with the voice mails that are left and problems understanding/hearing it
- v) Several lot owners in attendance expressed that they appreciated the messages
- e) Road treatment
 - i) Road treatment will be coming soon. Ideally before the holiday weekend but supply chain issues may prevent that
 - ii) Expanding this year - will be doing 5.5 miles now. Last year was 3.5
 - iii) A lot owner asked if we'll be doing this every year now. The answer was yes, as money allows
 - iv) Discussed watering the roads afterwards
 - v) A lot owner down by the chapel asked why rock doesn't get laid down by there place. The BOD indicated rock is put there but trail traffic erodes it. Maintenance will look at it
- f) Turkey Comfort Station
 - i) New comfort station is progressing. Will not be open by holiday weekend
 - ii) A lot owner asked about existing Turkey Park comfort station. Trei advised that it will be torn down
 - iii) Trei also discussed that the BOD will be seeking bids for a new pavilion
 - iv) A lot owner asked if there will be cameras at the new comfort station. BOD indicated that there will be cameras

6) Financial Update

- a) Year to Date Budget & Financial Updates
 - i) Copies of current financials were provided
 - ii) Balance sheet indicates park doing much better than 5 years ago
 - iii) Have been making double pool payments and will continue
 - iv) Pump truck is fully paid off now
 - v) Turkey Park comfort station is being paid for with current reserves
 - vi) Road treatment will be paid with current reserves
 - vii) Now adding a 3% fee for credit/debit cards
- b) Status of Accounts Receivables, Interest, and other fees Year to Date
 - i) Approximately \$513,000 paid in assessments so far for this year
 - ii) Accountants wrote off approximately \$300,000 in bad debt
 - (1) Bad accounts remain in collections, but the debt is written off as an asset to the park
 - (2) Can now bill costs of collections and liens to the debtor lot owner
- c) New lot sales this year to date at \$74,000. Last year lot sales were \$212,000
- d) CIMR – 5% of assessment goes to CIMR.
 - i) Approximately \$27,000 added at the end of the 1st Quarter of this year

7) New Business

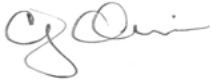
- a) Law enforcement in park
 - i) Wildwood has contracted for services. Sheriff will be patrolling the park as a part of a service contract, in addition to their normal patrols
 - ii) Goal is to reduce vandalism
- b) Fishing – follow Missouri laws (over fishing)
 - i) Randy indicated that we have to follow all State conservation and fishing laws
- c) Beaver & Otter in lakes

- i) Trapped 2 beavers and 1 otter
- ii) It's anticipated that otter will be an ongoing nuisance to the park
- iii) Lot owners were asked to inform the office if they see and beavers or otters
- iv) Was advised that we should have a trapper come back at the beginning of every season
- d) Lot owners were advised that there will be fire rescue training in the big lake
 - i) South Callaway County Fire & Rescue will be here a few times throughout the summer
- e) Delinquent lot owners
 - i) Discussed that the Board is being very aggressive with filing liens for delinquent debt
 - ii) Considering 31 new liens

8) Questions & Answers

- a) A lot owner asked about the deer harvest this year. Randy indicated that he's not seen the count
- b) A lot owner asked about rules with respect to dogs. Is it okay for a dog to run free off their own lot, as long as a leash is attached to it without a human holding the other end? BOD replied that would be a violation
- c) A lot owner asked about an update to the survey on the 400 acres. BOD indicated it was completed in February and marked exhaustively
- d) A lot owner asked about possibly adding another boat ramp at Canyon Lake, closer to the parking area. BOD indicated it could be something to look into
- e) A lot owner asked if the pool is set to open. BOD confirmed it is.
- f) A lot owner also asked about chlorine supply. The BOD indicated that we do have a supply
- g) BOD also indicated that the Rec Room will open when the pool does and will have the same hours as the pool
- h) A lot owner asked about getting electric at the pavilion by the big lake – for blowing inflatables and stuff. BOD indicated there is not electricity down there now but will look into it
- i) A lot owner asked about the shower house floors. Trei indicated that we're having handrails installed but we are in specs
- j) A lot owner asked about what can be done about the trash cans up front and the trash blowing all down into the weeds. Maintenance will look for a potential wind break
- k) A lot owner asked about the pool cover. BOD indicated that it will be on by the end of the season
- l) Trei advised about the new shade covers and furniture at the pool
- m) A lot owner asked about little fenced area adjacent to the pool for eating. BOD indicated we can have a sign indicating that area is just for eating
- n) A lot owner asked about the potential for an adult swim timeframe. Park Council advised that they discussed it and decided against it due to extended hours for pool staff
- o) A lot owner asked if there was someone looking into defibrillators for the pool area. Robyn indicated that she has done some research on costs and spoke with the insurance agent. The insurance agent indicated that generally just public pools have them. BOD indicated that it was voted to not act on it give the costs. BOD asked the lot owner to provide options
- p) The low owner also discussed the need for first aid kits in the park. A lot owner volunteered to make one and provide it to the park to include with Security patrols
- q) A lot owner asked about the availability of a phone at the pool. BOD indicated that pool staff can use the WIFI and use WIFI calling

- 9) Motion to adjourn was made by Debbie Johnson seconded by Randy Hudson. Passed unanimously.
Meeting adjourned at 2:17 PM.



Respectfully submitted Board of Director
Chris Oliver, Secretary