

Wildwood Lot Owners Association
Lot Owners Meeting Minutes

May 13, 2023

- 1) Call meeting to order – 1:11 pm
 - a) The meeting started without the lot owner sign in sheets. Meeting was called to order at 1:11 pm. At start of meeting a verbal count indicated 71 lots were represented.
 - i) Count of the sign in sheets after meeting showed 62 lots represented that signed in. The meeting did not have a quorum
 - b) Prayer was led by Richie Haefner
 - 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-introduction
- 4) Chris Oliver made a motion to approve the October 2022 Lot Owners minutes, Richie seconded – Unanimous approval
- 5) Old Business
 - a) Bylaws & Covenants Update
 - i) Chris Oliver provided an update
 - (1) Introduced the members
 - (2) Mentioned that the Synopsys Bylaws and Covenants documents are now available on the website
 - (3) Committee is now working on Sections 3,4, and 7 of the Covenants document
 - b) DNR
 - i) Trei discussed the needed dam repairs and approach. Trei indicated that a much less expensive option is available that he is pursuing with DNR.
- 6) Financial Update
 - a) CIMR – Year to date \$25,998 deposited this year as the required 5% of assessments deposits into the account. Total now is approximately \$152,000 in CIMR
 - b) Budget for Road Dust chemicals is \$36,000 for 4 miles. We're now doing 7-8 miles
 - c) Discussed the Guard Shack addition
 - i) Approx. total cost was \$10,00 - \$12,000
 - d) Cash on hand down \$290,000 from this time last year, but after paying for pavilion, guard shack, dust control truck, chemicals, brush hog, clubhouse bathrooms, and paying double payments on the pool
 - e) Have been making double payments on the pool. The pool balance now approximately \$158,000. Original loan amount was \$295,000
 - f) \$5,000 to Social Committee for the 50th Anniversary celebration this year
 - g) Liability Insurance cost is up \$23,000. Alcohol sales account for about \$12,000 of that increase, putting the sale of beer at an expense as opposed to profit. BOD is discussing the potential to stop selling beer for that reason

- h) Lot sales Year to date at \$67,000. Lot rates are being increased by 10% effective immediately. Any lot sales currently in progress will continue as per original agreement
- 7) New Business
- a) Discussed the 50th Anniversary Celebration for October 21st. Planning is in progress.
- 8) Questions & Answers
- a) A lot owner asked if CIMR could be used to fix the lagoon. BOD indicated that it could be if desired
- b) A lot owner indicated that they felt the store was more setup for alcohol and less other goods, and she asked about what gets stocked.
- i) Bill Tisher indicated that we've now gone to a distributor (Coremark) who should help us keep things stocked better with a greater variety. Bill indicated that the distributor delivers everything except soda and alcohol. Soda is through Pepsi
- Trei indicated that lot owners can drop off suggestions at the store for items they would like to see stocked
- c) A lot owner indicated that people are questioning how the new Guard Shack looks, with the 2 buildings connected, not painted consistently... Bill Tisher indicated that we're not done with it yet but we're working on other priorities now – dust control on the roads and the pool open
- d) A lot owner discussed where the dust control stopped just 8 blocks short of the chapel. Trei indicated he would look at it, but we stopped there because of all the people coming off the trails there
- e) A lot owner asked about the potential for us to mix our own dust control chemicals. The BOD indicated it's very costly to do it
- f) A lot owner asked if we thought about raising the dues to account for dust control. The BOD indicated we can't raise dues for 3 years since the last increase
- g) A lot owner asked about the fence coming in. BOD indicated it was in discussions but sidelined for the dust control truck. The BOD indicated they will restart that effort
- h) A lot owner asked about the big dumpsters up front. BOD indicated it's for the annual lot clean-up
- i) A lot owner indicated that the dumpsters are in bad shape and if we can ask the provider about replacing them. Maintenance has marked the dumpsters for replacement, per instructions from the trash company
- j) A lot owner asked about the handicap parking at the big lake being gone. The BOD indicated we had to remove it because it didn't meet ADA requirements. A lot owner indicated we should look at a way to resolve it. BOD indicated we're open to suggestions
- k) A PC member indicated that the ADA area adjacent to the clubhouse needs to be cleaned up
- 9) Motion to adjourn was made by Chris Oliver seconded by Cristy Herron. Passed unanimously. Meeting adjourned at 1:50 PM.



Respectfully submitted Board of Director
Chris Oliver, Secretary