

Wildwood Lot Owners Association  
Lot Owners Meeting Minutes

May 11, 2024

- 1) Call meeting to order – 1:15 pm
  - a) The meeting started without the lot owner sign in sheets. Meeting was called to order at 1:15 pm. At start of meeting a verbal count indicated 78 lots were represented.
  - 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 2023 Lot Owners minutes, Richie seconded – Unanimous approval
- 5) Old Business
  - a) Bylaws & Covenants Update
    - i) No update
- 6) Financial Update
  - a) Robyn indicated that current financials are posted on the website
  - b) Purchased a used truck for maintenance
  - c) Traded in old skid loader and purchased a new one
  - d) Working on the fence up front as time allows
  - e) Working on the road dust – approx. \$48,000 in material costs plus wildwood labor
  - f) \$26,005 put into CIMR account this year so far from the 5% of assessments allocated to CIMR. Robyn explained how the CIMR funds can be requested
    - i) Total now in CIMR \$155,298
  - g) Making double payments still for pool. Still owe \$131,000
  - h) Robyn advised of a potential to occur a large expense for lagoon repairs
  - i) Robyn advised a new web site coming up. Email Chris Oliver for any suggestions for improvements
  - j) Liability Insurance bill was \$148,000.
    - i) Received other bids and we'll now pay \$134,000 with an A+ company
  - k) Robyn indicated a potential need for a rate increase.
    - i) There' been no increase in 3 years
    - ii) Balance sheet is still strong but just letting everyone know that inflation will have an impact
- 7) New Business
  - a) Trei discussed preparations for the upcoming holiday weekend
    - i) Trei indicated we've been putting dust control down but have been hampered by weather. It's expected to be completed by the holiday weekend

- ii) Trei reiterated the new insurance policy for vehicles, ATVs, and UTV's and that it will be strictly enforced. Lot owners recommended to inform any visitors of insurance requirements before coming. Must provide proof of insurance for the specific vehicles
- iii) Reminded lot owners that guests vehicles are \$25 per day and ATVs are \$25 per day for holiday weekends
- iv) Trei indicated overflow parking will be available for up to 72 hours
  - (1) Will be free to use but vehicles must be appropriately tagged or visitor pass, or sill be towed
- v) Richie mentioned that we're looking at drain issues at the clubhouse and looking at bids to repave the volleyball court area. Will redo the basketball courts and potentially a pickleball court. Waiting for bids for asphalt initially

8) Questions & Answers

- a) A lot owner asked if the Bylaws and Covenants have been sent to a lawyer. Trei indicated we're in discussion with the attorney
  - b) A lot owner inquired about who approves CIMR expenditures. Board indicated 2 Board members, 2 PC members, and one at large member
  - c) A lot owner indicated he has a blanket insurance policy and asked if that will suffice. The Board indicated as long as the specific vehicle is mentioned
  - d) A lot owner asked about the water heater in the clubhouse smelling of sulfur. Trei and Richie indicated the water heater was swapped out this week
  - e) A low owner applauded Wildwood maintenance. Said the place is clean, nice fence. Ditches are all nice now
  - f) A lot owner asked about the arrangements for the wildflower field up from wildflower area. Board indicated WW was paid \$12,000 for planting
  - g) A lot owner asked if the bathrooms in the clubhouse will now be open since we have the new doors. Cameras need to be installed and then the doors will be left open during security hours
- 9) Motion to adjourn was made by Chris Oliver seconded by Larry. Passed unanimously. Meeting adjourned at 1:50 PM.

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Respectfully submitted Board of Director  
Chris Oliver, Secretary