

Wildwood Lot Owner's Association  
Board of Director's Meeting  
November 7, 2015

Attending: Lisa Bryan, Bert Konle, Ron Tesson, Tammy Spyers, Robyn Overly, John Haynes, Stan Altman

The board met with Rocky Miller at 8AM. Rocky is an engineer from the Lake Ozark area and potential candidate for doing the DNR work for Wildwood. Wildwood has had no DNR violations based on our collection system. He made some suggestions for negotiating with DNR. He has spoken with Tom Gredell and if we choose to use Miller, Gredell will make available all of the documentation he has done so things don't have to be redone. He stated he can't make any promises as to what DNR will allow. He also stated Gredell's experience is more in big systems while his experience is more in the area of smaller, custom systems. Tammy asked why we were advised not to meet with DNR since we were originally told that once we sign the AOC we could enter negotiations with them. Rocky stated he doesn't think it will do any good to meet with them since they don't have the authority to automatically approve any ideas we set forth. Rocky went over his estimation of costs for doing the reports required by DNR. He stated the estimates would not result in a higher cost under any circumstances. Tammy asked Rocky who the waste water expert is on his staff that would be handling this project. He stated it is Brian Spencer. Rocky left the meeting at 10:01.

**Resolution 01/11/15:** Robyn made a motion to approve the minutes with corrections. Tammy 2<sup>nd</sup>. Motion passed unanimously.

The Board met with Park Council at 10:52 AM. Hope introduced the new PC officers. No one volunteered for Social Committee so the entire PC will be responsible.

Questions:

1. The September Board minutes were questioned. In the discussion regarding the definition of being in good standing, PC states they did not make a recommendation. PC did not take a vote to make a recommendation. They would like the Board minutes changed.
2. Can there be a number of permanent residence applications received and approved in the minutes? Some stated they would like to see the names of those who are approved. There was some disagreement about if lot owner's names should be included for all to see.
3. Can the board look at the questions sent after the October meeting?
4. It was asked if Eric Mueller could be reinstated. The Board has not discussed.
5. Is the DNR committee going to have a meeting with DNR. John Haynes said at some point. No decision has been made by the Board. There was an extensive conversation followed regarding the details of what WLOA needs to do in regard to the AOC and where we are in that process.
6. Can the Council get a copy of the engineering bids? *The board will discuss.*
7. Is Ron M on the DNR committee and is he only in the meeting when DNR is discussed? *Yes on both.*

The Board stated WLOA now has an operating permit with DNR. The permit gives WLOA permission to dump into our lagoon and our mechanical plant in the front. There are guidelines on use on both. We are also turning in quarterly reports to DNR stating how many gallons of waste we are pumping and dumping into our lagoon.

Jim said a lot owner asked him if he could get a holding tank installed. Jim told him to go to the office and request one. The office told him that the Board told them there would be no more holding tanks. Jim wanted to know if we are still installing them until the 120 days stated in the AOC. John H stated the Board still needs to discuss. John Leykamp asked if the pump truck is approved.

Patty asked where we are with the Bylaws and Covenants. John H stated we approved a charter last meeting, however, he researched the issue and found that the PC should have had input on the charter. John H and Hope had previously spoken and the PC's comments will be included in the approval. The charter was delivered to PC immediately following the joint meeting.

Margaret asked John H if this Board is going to do things different than past boards. Ron stated at the meeting last week no votes were taken due the fact not all members could attend.

Hank voiced his opinion about security personnel seeing a violation should immediately go and explain the violation and hand the violation to the lot owner at that time. The Board acknowledged his comment but also stated there are complications. Cindy also stated that sometimes there is retaliation.

The Board meeting resumed at 11:52.

The Board reviewed the DNR expenses for the past two years. In 2014, \$18,317.70 was spent between the attorneys and the engineer. So far in 2015 we have spent \$14,279.33 between the two attorneys and the engineer. There was some discussion regarding how long we have been assessing a DNR fee. It was confirmed 2015 is the first year the DNR fee has been collected. Bill stated we collect \$36,000 in DNR fees annually and next year we are going to have engineering fees which will exceed that. Bill asked to have \$10,000 out of the DNR fund to pay for the DNR attorneys.

**Resolution 02/11/15:** Tammy made a motion that \$10,000 be transferred from the DNR fund to the general operating fund to assist with paying attorney and engineering fees associated with DNR issues. This will not cover all of the fees spent in 2015 but will assist. Bert 2<sup>nd</sup>. Motion passed unanimously.

Ron gave John some information from LCLCC regarding the shocking and stocking of the lakes.

John discussed he would like the Board to work together. Some discussion was held about last week's meeting that not everyone could attend. No votes were taken due the fact it was a special meeting and not all members could attend.

Bill stated we have to replace a culvert. Bill would like to do away with ATV inspections. The Board disagreed. Bill suggested we do away with day passes. Visitors would have to purchase an overnight pass. The Board will consider this. Bill asked if he could sell the printer in the Board room. Since the Board decided to get bids from lot owners on a trailer someone had asked to buy, the Board asked if Bill would create a list of things to sell which will be publicized to the lot owners.

The winter security hours and staff were discussed and Bill's proposal was agreed to. The office will remain open 7 days per week during the winter.

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Hope Berhorst and Mark McDonald met with the Board at 1:44. The PC had some questions regarding the Bylaws and Covenants charter.

1. PC wants there to be 3 people from PC, 3 from the Board, 3 at large. At each meeting there should be a quorum of 5. The Board agreed.
2. PC wants to know who will choose the at large members. PC will choose 2 and the Board will choose 1.
3. Under Legal review: the statement "When each document has the lawyer's approval, it will be ready for distribution to the members for a vote of approval." Changed to reflect they will be sent to the eligible association members.

Changes were made to the document as discussion was held. Updates from this committee will be given in both PC and Board meetings as soon as the committee begins to meet.

Mark has started working on procedures for next year's election. He would like the keys be changed on the lock box at the post office. Bill will be asked to check into this. Mark suggested in the next election the option to drop ballots at the office be removed. All ballots would have to be mailed to the post office. The Board will consider this suggestion.

Mark and Hope left the meeting at 2:43.

A discussion was held regarding if WLOA should discontinue lot sales until we have an approved agreement with DNR.

**Resolution 03/11/15:** Tammy made a motion to discontinue lot sales until we have an approved plan from DNR. Sales will be revisited at that time. Robyn 2<sup>nd</sup>. Motion passed unanimously.

Bill and Marie joined the meeting at 3 PM. They were informed of the suspended lot sales and not to schedule any more lot shows. A discussion was held regarding whether to continue keeping a list of private lots for sale. The list will be kept as agreed on by the Board. The hope is that by having the list WLOA will have a better chance to recover back assessments.

A discussion was held regarding lots purchased on the courthouse steps and if assessments due on those lots must be paid.

Bill asked to raise the fees to winterize trailers to \$75 starting in 2016. The Board will consider and make a decision by the December meeting.

A discussion was held regarding which engineer WLOA should contract with for the required DNR reports. Miller's maximum amount \$74,000; Gredell's was \$97,000. Gredell has knowledge about WLOA. However, Miller seems to be more in tune with our issues.

**Resolution 04/11/15:** John made a motion we hire Miller to continue the DNR project. Robyn 2<sup>nd</sup>. Robyn, John, Lisa, Ron and Stan voted yes. Tammy and Bert voted no. Tammy would prefer a collaborative effort between the engineer we have used for years and is familiar with the park and Miller who is new to the park.

John suggested we go ahead and use the funds in the DNR fund to pay the \$3,000 deposit to Miller.

Lisa will review the rules and regulations for changes due to the AOC. John and Robyn will review the building codes for the AOC.

John asked for the Board to think about the fees for next year.

Four applications for permanent residency were approved.

**Resolution 05/11/15:** Ron made a motion the signature cards for WLOA's bank accounts be changed from William A. Griffith, Ron Maietta, and Tammy Spyers, to William A. Griffith, John Haynes, and Robyn Overly. Lisa 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 06/11/15:** Ron made a motion the names for WLOA's safety deposit box be changed from William A. Griffith, Ron Maietta, and Tammy Spyers, to William A. Griffith, John Haynes, and Robyn Overly. Lisa 2<sup>nd</sup>. Motion passed unanimously.

**Resolution 06/11/15:** Lisa made a motion to adjourn at 4:29. John 2<sup>nd</sup>. Motion passed unanimously

A handwritten signature in black ink, appearing to read "John Haynes". The signature is written in a cursive style with a large, stylized initial "J".