

**Wildwood Lot Owner's Association  
Park Council Meeting  
November 7, 2015**

**Members Present:** Cindy Tanner, Dwayne Overly, Greg Lauber, Hank Short, Hope Berhorst, Jason Hake, Jim Bumpus, John Leykamp, Margaret Altman, Mark McDonald, Mike Woolley, Patty Clough, Penny O'Dell, Ray Lasley, Rose Leykamp, Sam Lasley, and Trudi Elliott

**Members Absent:** Carol Poeschel

**Guests:** Denise Lasley, Catherine Dean, Kim Wyman

**Call to Order:** The meeting was called to order by Hope Berhorst, chair. A quorum was established. Hope swore in new Park Council Members and elections for offices were held. The election results are:

- Financial: John Leykamp, Chair and Cindy Tanner, Co-Chair
- Internal Affairs: Mark McDonald, Chair and Patty Clough, Co-Chair
- Environmental Committee: Dwayne Overly, Chair and Jim Bumpus, Co-Chair
- Natural Resources: Ray Lasley, Chair and Hank Short, Co-Chair
- Chairman: Hope Berhorst and Catherine Dean, Co-Chair
- Secretary: Catherine Dean and Penny O'Dell, Co-Secretary
- Sargent at Arms: Jim Bumpus, Chair and Rose Leykamp, Co-Chair
- Social Activities: Volunteers needed, Hope offered to help
- CIMR: Trudi Elliott, John Leykamp, and Hope Berhorst
- Club House: Penny O'Dell, Chair and Kim Wyman, Co-Chair

**Approval of Minutes:** The October minutes were reviewed. Mark motioned to approve the minutes with corrections. Cindy seconded the motion. Motion carried.

**Public Comments:**

- None

**Financial Report:** – None given.

**Internal Affairs Report:** – given by Mark McDonald.

- No fines were given out in October
- End of report

Cindy T. made a motion to accept the report as given. John L. seconded the motion. Motion carried.

– Patty C. & Jim B. asked about what is going on with park clean-up. Patty asked who was locked out of park.

- John L. asked to have new monthly reports created showing new permanent residents in park.
- Rose L. wants to ask BOD to report monthly on how many applications for permanent residents are turned in and how many of them have been approved. Mark M. commented that he receives the applications for permanent residency and turns them over to BOD for review and approval. Hope B. said that she will request more information on these concerns.
- Hope B. made a request that she be cc'd (carbon copied) on emails regarding Park Council in order for her to remain informed on all park correspondence.
- Hank S. asked what can be done to the lot owners living illegally in the park. Mark said that they are fined and locked out of park.
- Trudi E. stated that she wrote the guidelines for elections last year and will give them to Mark M. Mark said that he is going to meet with the BOD after PC meeting to discuss the process for elections next year and will report to PC at December meeting. Hope requested a copy of Trudi's guidelines from 2014.
- Jim B. asked Mark if his IA discussions with BOD is recorded in their minutes and Mark replied that they are only in the executive minutes. Hope stated that IA communication, without the names of lot owners discussed, with BOD should be included in the general minutes and not the executive minutes so that everyone is informed.

**Environmental Report:** – given by Dwayne Overly.

- Approved one cabin and one addition.
- Dwayne reported the building codes are still with the Board and will probably be approved at December's meeting.

Cindy made a motion to accept the report as given. Patty seconded the motion. Motion carried.

- Patty C. asked about the Crow lot meeting. Dwayne O. stated the changes were made and are in the office. Patty stated that there needs to be better communication with lot owners.

**Natural Resources Report:** – given by Hank Short.

- Nineteen trees over ten lots were approved. There were no second trailer requests.

Jim made a motion to accept the report as given. Patty seconded the motion. Motion carried.

- Margaret asked if we had any idea how many trees were cut down this year. Over 300 were cut down. Hope asked of the 300, how many of them were dead. Hank replied that they don't keep track of that. Ray thought about half of those were dead.
- Hope suggested to start documenting reason that trees are cut down (dead, aesthetic or position problem).
- Hank added to Hope's suggestion that when a permit is filed by a lot owner, they must state why they want tree cut down. If reason is left blank, permit will be denied and lot owner can

appeal with PC. Patty motioned to add this to tree permits and Dwayne seconded the motion. Motion carried.

– Margaret asked if the 2 lots with 3 trailers on them had permits.

– Jim stated that Conservation Committee informed the Missouri Department of Conservation that the park is losing their white oaks.

#### **Preparation for meeting with the BOD:**

- Hope to ask BOD to change September minutes from PC recommended to PC questioned.
- Patty asked if the ban on Eric Mueller was lifted. Hope said that she would check on it.
- Request to have number of permanent resident applications and approvals included in the BOD general minutes.
- John wanted to ask if the DNR Committee will meet with DNR and also wants to know if we will be informed on the bids for the engineers.
- Patty asked about the letter sent out to lot owners to volunteer to help pay for water truck, she was informed that they were sent out with our assessment bill.
- Will Ron M. be allowed to stay for entire BOD meeting or only for the portion discussing DNR business.

#### **Joint Meeting: – Board of Directors and Park Council:**

Board Members Present: Tammy Spyers, Stan Altman, Bert Konle, John Haynes, Lisa Bryan, Robin Overly, and Ron Tesson.

- Hope introduced the new PC members and their positions
- Hope asked to Board to change the September 12, 2015 minutes, under the section PC Questions #5 3rd sentence, to read PC questioned and not PC recommended.
- Discussed permanent residency applications and approvals to be included in BOD general minutes. Ron T. stated that lot owners should know all the names and numbers of their lots.
- John H. stated that the DNR Committee will meet with DNR at some point, they are waiting for the results of the reports first. They are trying prevent DNR from saying no to early on.
- John L. asked what the bids from the engineers are and if they are preparing proposals to send to DNR.
- Tammy said that there is a conflict with the 2 attorneys and 2 engineers on whether or not to meet with DNR. One attorney and one engineer said yes to DNR Committee meeting with DNR. The other attorney and engineer said no.
- John L. asked if there will be a lot owners meeting to discuss DNR and John H. said he thinks there will be several next year.
- Ron T. said that there is one year to draw up proposal. We want to keep holding tanks and should be added to proposal that engineer will write up. Robin O. said that the preliminary plans are due in 10 months.
- John L. said AOC states one year for holding tanks and said engineers need to negotiate.
- John L. asked how many permanent residents we have in park.
- John H. stated the engineer to take a census of lot owners. States that everyone in park is considered same status- no difference between permanent residents and weekenders.

- John L. asked why other camp grounds differentiate between permanent residents and weekenders, why can't we here. John H. said Brittney (attorney?) said that you can't compare to any other community.
- Ron T. said lagoon was built 40 years ago and that we may have to change the size to bring it up to date-engineer to figure out size.
- Hope asked if PC can get a copy of the engineer bids and BOD said yes.
- Hope asked if Ron M. was on DNR Committee and if he would only be allowed to be at Board meeting during DNR business. John H. said yes and yes.
- Hope asked if Board had any questions for the PC and they replied no.
- John H. said that the operating permit submitted for the lagoon has new guidelines and mechanical plant can be used. He also stated that quarterly reports on lagoon have been complied with.
- Jim B. said that he was told cutoff date for holding tanks is in December. Office said they were told by DNR and the BOD that they are not allowed to install anymore. BOD said that they can't answer questions regarding this because it is in legal discussions.
- John L. asked if pump truck was licensed with state and John H. said no, John L. said we need to work on getting it.
- Margaret asked if anyone checked on certifying someone and how much would it cost to drive dump truck. Jim B. said he is a certified driver.
- Dwayne O. stated that Cloud 9 has holding tanks and they said they comply with DNR and they don't have any problems, they also have dump trucks.
- Patty C. asked about B&C committee. John H. said charter was created and PC needs to review prior to passing it.
- Margaret asked John H. if the current Board will be run different than the Board of past, e.g. Will all directors be contacted or will they pick and choose? John H. said that this Board will be different.
- Ron T. stated that the previous Saturday there was a special meeting with only 4 directors present. He said no vote was taken unless all 7 BOD are present.
- Hank S. said that security on holiday weekends should follow violator and explain why they are being fined and write the fine at that time. Cindy T. stated concern for person writing fine may experience retaliation.
- See Board Minutes for details.

### **Meeting with BOD Ended**

### **PC Meeting Resumed**

**Social Committee Report:** – given by Rose Leykamp.

- None given.
- Hope to make a list of social activities and will email to PC members.
- Mike W. asked if there was any money left over. Hope B. said yes there was money left over but it isn't transferred to the following years budget. John L. stated that left over money goes back to the park. Hope verified a \$3500 annual budget.

**Clubhouse Committee Report:** – given by Penny O.

- none given.

**Old Business:**

- None given.

**New Business:**

- Marie is gathering holding tank count.
- Patty asked if new building permits also need holding tank permits. Dwayne said that DNR is not allowing them to be issued.
- Cindy T. said we need funds for horseshoe pits, estimate is \$500, men 6 pads, women 12 pads. Cindy suggested asking for donation of material &/or money. Hank s. volunteered to help with swing sets. John L. suggested to stay within the budget because WW does not have extra money to fund it.
- Mark M. challenged PC to bring one lot owner to meeting every month.
- John L. asked if anyone would be interested in changing start time of winter meetings to 9am. Meeting to remain at 8:30.

**End of New Business**

Mark M. made a motion to adjourn. Cindy seconded the motion. Motion carried.

Respectfully submitted by Park Council Secretary,

A handwritten signature in black ink, appearing to read "Catherine Dean". The signature is fluid and cursive, with a long horizontal stroke at the end.

Catherine Dean