

Wildwood Lot Owner's Association
Board of Director's Meeting
November 5, 2016

Attending: Trudi Elliott, Robyn Overly, John Haynes, Tammy Spyers, Lisa Bryan, Ron Tesson, Lonnie Wyman

Resolution 01/11/16: Robyn made a motion to accept the minutes with the discussed changes. John 2nd. Motion passed unanimously.

Lisa led the group in prayer and the pledge of allegiance.

The new agenda was discussed.

3 trees were taken down for \$500 in the Coast to Coast area. This was done to accommodate rentals for an upcoming outage.

DNR: Lisa was contacted by Erin Heidolph with a question The question was that the DNR engineers want to know how we know the holding tanks are ready to be pumped . Lisa contacted the board and Rocky Miller. The response was sent to DNR October 31, 2016. The big map was created and will be delivered to Erin when she is back in the office.

The status of lot owner emails was checked. No new emails were found.

Dean joined the meeting at 9:45. The dump truck has issues, Dean thinks the clutch is out. He is getting material bids for repair of the pavilion at the beach. Dean stated the well house is complete. Robyn asked about the pool bids. Dean hasn't gotten the one from Scott Heppermann but the board has that one. Ron asked if we can contact Glenn's Pools to get a bid. John discussed the possibility of purchasing an RV port to get all of the equipment under cover. He asked Dean to make a list of all of the equipment and the status so we know how large a cover to purchase. Robyn added if there is equipment we no longer need or no longer works, let's get rid of it. Ron asked if the sickle mower works. Dean stated yes, it does. Trudi asked about the white Ford truck . Dean stated it has not been returned to the park but the repairs are under way. The holding tanks that we have and will not be used will be sold on craigslist. Ron said we should ask Bill what we paid for the tanks before setting a price. Dean thinks there are 5 or 6 of them. He stated we should keep the one that was designed to water the roads. The board agreed. Ron asked if we still have the salt spreader. Yes, we do. We have paid nothing for it. Trudi told us that her neighbor, T191, has a wooden picnic table that he would like to donate to WW, if we want it. Members of the BOD stated that we needed another table at the Women's horseshoe pits. Maintenance will relocate it. Ron asked about work orders. Dean stated he has a few winterizing tickets and he met with a lot owner this morning. Ron asked we have any RV antifreeze on hand. Dean said he used up what he had but he has 2 cases on hold at Westlake's. He stated the straw purchased for the hayrides was purchased at 99 cents above Westlake's cost.

Dean left the meeting at 9:42.

The 2017 budget was discussed. The board would like to review it and then discuss at the December meeting.

Ron asked about the clutch on the dump truck. It appears it is out. Dean called John yesterday about that issue. Lonnie said if he had a jack he could do it. John and Lonnie will look into it.

Bill joined the meeting at 9:56. Robyn stated we looked at the budget and we will look at it individually and then discuss again in December. Tammy asked about the laundry. There are lower amounts this year and with the outage, we should have made more. She asked if all of the machines were working. Bill said they are now. Robyn asked what the process is for emptying the money out of the washers and dryers. Bill stated she keeps the coins and changes it out for currency and then gives it to Bill. Tammy asked if all the money has been recorded and accounted for. Bill said as of 2 weeks ago.

Robyn stated she is happy that we are now being diligent about collecting the guest ATV tag purchases. We brought in \$1600 which equals 64 guests. She asked if there is a button on the cash register for that category. There is a key for guest ATV, small ATV tags and large ATV tags (which are no longer sold) and a key for long ATV tags. How is it recorded if sold at the guard shack? Occasionally some are paid for at the guard shack. The office is aware of that and records it accordingly. There is a categorized list of purchases made at the guard shack. Robyn also observed the holiday passes were up \$1,300 which means our procedures are working well. Bill stated it was due to the additional holiday this year since July 4th was considered a holiday.

Ron asked about the large ATV plates - Bill stated we do not have any.

Tammy stated she will be posting the old holding tanks and let Bill know the calls will be coming to him. Bill was asked what we paid for each tank - \$550. He said we should ask \$350 each for them. Dean will be in charge of selecting the ones that are sold so we don't sell the ones used to water the roads.

Ron asked what we get from Warrenton Oil. New driver's side tire for the dump truck. Hawkins Inc. - what did we purchase from them?. Chemicals for the water. Meek's Lumber - 6 boards: Lisa stated she thought it was for the picnic tables. Lonnie stated some boards were used for the trailer floor.

Bill has had some inquiries about the old road grader. He suggests we ask for sealed bids. Tammy suggested we advertise it to better our chances of what we can get from it. It is a 1952 Galion. Bids will be taken until 8 AM at the next meeting. Make available for viewing Monday-Friday 7:30-4:30. Starting bid will be \$2,000.

John asked if there are any issues he needed to discuss regarding Security. There was a report of a lawn mower seat stolen about a month ago. The gate was repaired on Tuesday. We have not received an invoice yet.

Bill asked if we were going to approve the wording for the 2017 assessments today. Robyn asked for the description of one of the categories to be expanded. A discussion was held if lot owners who have permanent residency approval but do not actually live here should be assessed the fee.

Resolution 02/11/16: Tammy made a motion the wording for the assessments be accepted Robyn 2nd. Motion passed unanimously.

The board met with PC at 10:45.

New PC officers are:

Chair/co: Patty C / Kim W

Finance: Tami K / John L
Environment: Dwayne O / Mark Shepherd
Secretary: Cindy T / Kim W
IA: Mark M / Patty C
Natural Resources: Hank S / Ray L
Sergeant at Arms: Jim B / Mark S
Social Committee: Donna K / Cindy T
CIMR: John L / Tami K / Chuck R
C&B Committee: Dwayne O
Clubhouse: Penny O / Kim W

Discussion about for sale signs – differences in interpretation. Lot owner who has for sale signs up agreed to take them down until it is discussed with the board. The section about signs was read by Rose. Tammy asked for the opinion of PC on the issue. John H stated it is an antiquated rule and should be reviewed. Trudi states it is for the sale of personal property items. John L would like to see the board say you can have a for sale sign. Ron T mentioned the sales committee didn't want for sale signs since it makes it look like a lot of people are selling. Robyn stated she's open to discussing allowing one for sale sign but if we allow anything to be sold on the lots there will be all sorts of things parked on lots that are for sale and it will go against the beautification efforts for the park. She stated we have followed past practice in regard to gray areas. Several members felt the interpretation of the covenants wasn't all that unclear since it says "for the sale of personal property" specifically. Rose states it should be tabled until it can be discussed further. PC will vote on it after the board leaves.

Complaints about squatters – can the IA liaison go out looking for them? Mark McDonald stated he has complaints for 2 squatters. Why are we picking on these 2 when there are others living here? He stated IA only investigates when they get complaints. Tammy stated IA should ask for proof of residency. Carol Mueller stated the issue is with someone who is not a lot owner. That is cut and dry – if someone is living here and is not a lot owner, they should be removed.

The PC asked about a DNR status. John H stated we were contacted by DNR with a question and they wanted the map. The answers to the questions were provided. The map had to be copied and will be delivered to Erin Heidolph at DNR when she is available.

Jim Bumpus received a phone call from the office asking for the location of a specific holding tank.

Assessments will be mailed ASAP.

John H stated tomorrow at 9 AM will be the first meeting of the Bylaws/Covenants committee. The meeting will be held in the boardroom.

Kim Wyman announced the \$2,600 was raised for the playground equipment. Lots of volunteers and everyone worked together.

Robyn asked John L if he had called Bill about her talking to a management company, which is untrue. John stated he discussed with Bill in a meeting and he mentioned to Bill that Rocky's wife is on a management company committee for the lake.

The board meeting resumed at 11:36.

Mark McDonald, IA chairperson met with the board at 12:21. Mark left the meeting at 1:25.

The swimming pool bids were discussed. We have 2 bids and are waiting on the other 2. We will try to have everything by the December meeting. We don't have any numbers on the short wall that needs to be poured. We need estimates on the cover although we won't need that until next fall.

New business:

Robyn brought up doing away with the \$2.50 day pass.

Resolution 03/11/16: Robyn made a motion that effective January 1 day passes be eliminated and all guest passes be charged at \$5/day with the exclusion of holiday passes. Lisa 2nd. Motion passed unanimously.

The repairs to the dump truck were discussed. Lonnie will check the truck. John and Lonnie will look into where it could be repaired or if it could be performed here.

Robyn stated in the duties list to the office, we need to be sure they are charging the \$50 fee for Clubhouse useage fee .

Trudi brought up the ballot boxes. She would like the ballot boxes taken out of the back room of the office and located somewhere. Ron and Trudi will get the ballot boxes together and create an inventory.

Resolution 04/11/16: Lisa made a motion the meeting be adjourned. Robyn 2nd. Motion passed unanimously.

Respectfully submitted by Lisa Bryan, Secretary:

A handwritten signature in cursive script that reads "Lisa Bryan". The signature is written in black ink and is positioned above a solid horizontal line that extends to the right.