

Wildwood Lot Owners Association
Board of Directors Meeting Minutes

November 6, 2021

Came to Order at 8:00 am

- Present: Randy Hudson, Trudi Elliott, Robyn Overly, Danny Payne, Bill Tisher, Chris Oliver, Trei Irwin (virtual)
- Absent: None

Trudi Elliott opened with prayer

Pledge of Allegiance

Chris Oliver was sworn into BOD

8:10 – Meet with Mike Pate, Dwayne Overly, and Lonnie re: Turkey Park Comfort Station proposal

- \$235K + \$13K for demolition of existing building with in park dumping of cement materials
- Price may vary based on options – stainless steel toilets versus standard toilets,...
- Potential to add a tornado strength roof to enable it to be a storm shelter – approximately \$20K
- Mike Pate to research card access systems for access to the doors and cost, as well as a firmer price for the storm shelter roof addition

Maintenance:

- Ice machine is winterized
- Propane – Working with authorities to define which propane bottles can be legally filled and how to get qualified to recertify outdated tanks
- Discussed the potential need to ensure lots are appropriately marked and surveyed prior to maintenance doing work on a lot, to ensure that the work Wildwood does is actually on the property of the lot owner requesting the work
 - Trei to do some research on which services should require a survey and which would not (delivering a load of gravel, for example, versus trenching a line)
- Also discussed the need to have the lot owner validate their approval when another lot owner says that they have permission from a lot owner to do something across lots
- Discussed DNR rules on moving a holding tank within a lot

- Reviewed the status of holding tank monitors. Currently have around twelve on hand and will be selling two today

Finance:

- Accounting firm offered to do assessments for approximately \$1600 - \$1800 plus postage the first year. But will be less in subsequent year. Randy made a motion to allow the accounting firm to do assessments this year, Chris seconded. Unanimous approval, **Resolution 20211106-001**
- Discussed online billing. Chris Oliver to research local WordPress development providers and PC support providers
- Presented and reviewed financial statements

BOD reviewed and discussed the Turkey park Comfort station proposal

- Chris Oliver made a motion to accept the Pate bid for \$235,000 to construct a new Turkey Park comfort station and \$13,000 to destruct the existing one, Bill seconded, Unanimous approval. **Resolution 20211106-002**
- Will solicit bids to construct a pavilion in place of the current Turkey Park comfort station

Store Update

- Job description for store clerk posted on free sites. Two resumes received. Bill to screen the existing candidates
- Store will be closed on 12/1 (Wednesday) and 12/2 (Thursday) but will be open on 11/29 (Monday) and 11/30 (Tuesday)
- Store will be closed and employees off on Thanksgiving, Thursday 11/24 and Friday, 11/25. Both days will be paid holidays

Internal Affairs

- None

Old Business

- DNR – No updates
- Bylaws & Covenants – Tammy Kiso remains member at large. Sandy Carter new second PC C&B representative
- C&B Committee published a schedule to roll out the new ballot
- Survey of the 400 acres will start within the next 2 weeks to mark the boundary of Wildwood property
- OnSolve Update – Few lot owners have signed up so far. Anticipate more people signing up in the Spring. Will add Security as another authorized sender
- Front field has been sprayed, will be sprayed again prior to planting for EQUIP

New Business

- Missing Deeds – Missy researching park access cards for people who have not turned in a certified deed. Card access should be disabled on lots for which we do not have a valid certified deed
- Security opening gate for individuals with current window stickers was discussed.
 - Chris Oliver to create a log that can be used by Security to document lot number, name, Wildwood sticker number, license plate number. This information will be logged coming in and going out
 - Danny to brief Security staff on new logging process
- 101 available lots not listed on the “lots for sale” list – Tina to add these lots to the list

Randy Hudson made motion to adjourn at 12:54 pm, Bill Tisher seconded. Unanimous approval.

A handwritten signature in cursive script, appearing to read "Chris Oliver".

Respectfully submitted Board of Director
Chris Oliver, Secretary