

Wildwood Board of Directors Agenda  
September 8, 2018

1. 8:00 Call meeting to order
  - a. Prayer
  - b. Pledge of Allegiance
  
2. Finance
  - a. Bills/income until end of year.
  - b. Assessment increase/special assessment
  
3. Meet with Lonnie
  - a. Gave original list to Lonnie for him to advise status on each holding tank.
  - b. chlorinator & de-chlorinator for 3rd cell. Update on when installation
  - c. Indicators failing? Husky is supplying replacements.
    - i. Need estimated labor for each reinstall on failed unit so can charge Husky.
  - d. B270 – Lonnie to get bids to fell tree on WLOA lot
  - e. Labor on WW part for broken gate by coast to coast person, so we can bill them.
  - f. Detector for ground work
  - g. Heaters for pool pump room
  
4. Executive Session topics
  - a. Personnel & specific lot owner topics
  
5. DNR
  - a. Original List Reported
  - b. Where are we at
  - c. Fines for lot owner not in compliance
    - i. Not installed
    - ii. Installed not approved monitor
  
6. Old business
  - a. Open board meeting – need to finalize
  - b. Office progress on 44 lot owners who are 90+ days delinquent and owe less than \$500
    - i. All have tried to be contacted.
  - c. List of fines sent to lot owners. Office to supply weekly?
  - d. Discuss Bylaws and Covenants update suggestions
    - i. B&C committee – communication on assessment need.
    - ii. Discuss suggestions to update charter
      1. No longer representative of Board or PC
      2. No longer 'At Large' member
      3. MODIFY: D. 4. This should become Item E. Revisions to this Charter may be made by simple majority vote of both the Board of Directors and Park Council.
      4. CHANGE: A.2. Committee Chairperson and Co-Chair are to be elected by a majority of the members of the Committee.
      5. ADD: A.5. If a PC or BOD committee member resigns or is removed as per Bylaw 6.2.3, they also resign or are removed from this committee

and are to be replaced by simple majority vote of BOD or PC as needed.

4. ADD: A.6. Committee members will be held to the same standards as BOD and PC members in regards to attendance, resignation and removal.

5. ADD: C. 3. A minimum of 7 days notice of meetings must be given to each member. Meetings can be held on shorter notice provided all members agree.

6. ADD: C. 4. Meetings must be held at Wildwood unless another location is agreed upon by all members.

- e. Employee Handbook
    - i. Review/revise
  - f. Large Gate damaged by Passport member
    - i. What is amount of repair
      - 1. Send bill to guest including WLOA employee expense
        - a. Cost of welding \$130
        - b. Lonnie?
      - 2. Waiting for report from Sheriff's Office – received
    - ii. Signs on large gates – given to Lonnie and installed
  - g. 2019 Vehicle decals – have been ordered
  - h. Board Minute timing
    - i. Revisit being prepared prior to end of meeting;
      - 1. Suggestion of within the week after meeting via email approval
  - i. MCA Collections – need procedure for when lot owners pay at office so we pay MCA
  - j. Charge interest & penalties on delinquent balances
    - i. Update?
7. New business
  - a. License plates
    - i. Missouri Vocational Enterprise (MVE)
      - 1. Current size – \$1.75 each x 500 = \$875 plus tax = \$942.59
      - 2. Price if 1" taller to better fit #'s is \$2.05 each = \$1025 + Tax = \$1,104.18
        - a. Must pay tax because Tami able to order from MVE, Wildwood Association cannot order.
    - ii. Original supplier
      - 1. Guardian Products Inc
      - 2. April 2017 500 plates = \$1203.17;
      - 3. Quoted price for this year = \$1,229.37
8. Break for Lot Owners Meeting/Lunch
9. Resume after Lot Owners meeting with new board members
  - a. Elections of offices
    - i. Election of officers
      - 1. President
      - 2. Vice President
      - 3. Secretary
      - 4. Treasurer

- 5. Sargent of Arms
  - ii. Liaisons
    - 1. Security
    - 2. Office
    - 3. Maintenance
    - 4. Natural Resources
    - 5. Internal affairs
    - 6. Social
    - 7. Environmental
  - iii. CMIR
  - iv. Bylaws and Covenants committee
- b. Assessments/financials/end of year
- c. Possible look at increasing in other areas:
  - i. Decals
  - ii. ATV
  - iii. Guest Passes