

Minutes
Wildwood Lot Owner's Association
Park Council Meeting
October 10, 2015

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

Members Absent: Carol Poeschel, Jeff Weislocher, Ray Lasley, Sam Lasley,

Guests: Jack Klaus, Michelle Wolz, Vickie McNeil, Charles Ridgel, Tom Luedloff, Kim Wyman, Carol Mueller, and Barb Sterling

Call to Order: The meeting was called to order by Hope Berhorst, chair. A quorum was established.

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

Public Comments:

- LO D120 received three tickets over Labor Day Weekend. Two of the tickets were for parking in the same location (unloading at the pool) on different days. LO stated if she had been given the first ticket she would have known she could not park there. The other ticket was for parking in a handicapped spot but the description did not match their vehicle. Dwayne motioned to have LO pay for one of the three tickets. 12 members voted in favor, 1 opposed, and 1 abstained.
- Trudi motion to post area behind Club House to load/unload zone. Dwayne seconded the motioned. Motioned passed unanimously.
- LO B54 received a ticket for parking in drop off zone. She was a volunteer working the breakfast and left the vehicle there during the Candidates for the Board's Meet and Greet. She felt that a note could have been left. John motioned to have the money for the fine refunded to LO. Dwayne seconded the motion. Motioned passed – 16 in favor and one abstained.

Financial Report – given by Robyn Overly.

- She gave a comparison of September 2014 to September 2015.
 - Wildwood Services for 2015 was \$54,000 (\$21,500 pumping, \$11,700 gravel, \$14,700 other which includes \$6,000 for new holding tank installation) .
 - Store sales are down \$7,000 from last year.
 - Insurance is up \$6,000 (\$31,000 in workman's comp and the rest is liability and vehicle. Jim asked how workman's comp compared to last year to this year. Robyn did not know.
 - Accounts receivables: \$8,400 less than 30 days, \$4,200 1-30 days, \$1,800 30-60 days.
- Next year's assessments will be mailed earlier but will have the same due date to bring in money earlier. Linda feels new covenants and bylaws should cover when assessments are mailed. Margaret stated that every year we have a meeting and Bill says we didn't need to take a loan. Robyn – there are more legal fees, Club House expense. Trudi – in response to Linda – early assessments do not cost us interest. Trudi – in response to Margaret – Bill said we would use next year's assessments instead of borrowing money.

- Jim asked if Wildwood was writing off uncollectable accounts/old account receivables. Robyn stated Bill does not have the authority – the Board has to authorize it. Robyn did not think Wildwood has written off anything in the last year.
- Linda thanked Robyn for her job as Financial Chair.

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

Internal Affairs Report – given by Mark McDonald.

- For September 2015, \$925.00 in fines were written.
- Mark thanked everyone that help with the election. Mark said all envelopes were put in order and there were three duplicates. The Committee looked at the handwriting and kept the three they felt matched the other handwriting. This could have been a clerical error. The other three were not opened. They made sure all envelopes and ballot numbers matched. Everyone on the Committee had to agree on these decisions.
- There were 12 openings on Park Council so all nine candidates will be on Park Council. The three write-in candidates with the most votes have been contacted and have agreed to serve. Those candidates are Kim Wyman, Sam Lasley, and Trudi Elliott.
- Jeff Weislocher's attendance was discussed. Park Council had previously voted to excuse Park Council members if they had to work provided they called/contacted the chair before the meeting. Rose checked the records and Jeff had attended four meetings since last November. Park Council took a break while Mark contacted Jeff. Jeff resigned from Park Council. Mark had already contacted Linda Haynes and Jamie Menke (they were tied as the next write-ins for Park Council) and both had agreed to serve. Since Robyn was elected to the Board and Jeff resigned from PC, both Linda and Jamie will be on Park Council.
- The next Park Council meeting will be November 7 unless the Board does not move their meeting.
- A written complaint had been made regarding the election. Mark stated ballots have always been picked up on Saturday. He had called the PO and the office in Steedman is only opened a couple of hours each day so he and Lisa Bryan picked up the ballots on Friday at 4:00 p.m. and put both boxes in Bill's office.
 - The Board and Mark (IA) proofed the ballot and approved it. The ballot said it had to be postmarked by September 30th.
 - It was suggested that future ballots must all be mailed to the Post Office (no box in the office) so there would only be one place for IA to go – protection for lot owners ballots to count.
 - Suggested ballots be standardized to eliminate this from happening again.
 - Rose suggested the ballot instructions have a date listed of when the ballots will be picked up at Post Office instead of a post mark by.
 - Bill gave Mark two ballots that were in the door. These ballots were disallowed. One ballot was brought in by Lot Owner on October 2nd and it was also disallowed.
 - Two of the ballots put in the box at the office did not have envelopes – these were disallowed.
 - One of the envelopes was a 2014 election envelope and contained an application for a permit.
 - Three ballots are at the Post Office and are post marked the 30th. The ballots would have been there by 10:00 a.m. Saturday.
 - John feels everyone who pays their assessments on time and took the time to vote should have their ballots counted.

- The postal employee at the Steedman PO has the keys to our PO box but no one knows if keys to the box were ever given to Wildwood. The PO's lobby is open 24 hours a day. It was suggested the PO lock be changed.
- Covenants would have to be changed if the place to drop off is changed.
- Hope and Trudi think there should be a committee to rewrite the ballots – this would stop the ballot changing every year. If there is a default ballot, a lot of the issues would be mute or eliminated. The committee could help with the decisions regarding ballots.
- John filed the written complaint to Internal Affairs and had contacted the Missouri Attorney General's Office about the election.
- Discussion about the ballots not being legal and the last two elections have not been legal; therefore Lisa and Ron T did not win last year's election.
- Letter from the lawyer and DNR stated people are contacting DNR and this needs to stop.
- John stated he had called DNR and asked questions.
- John will withdraw his written complaint to IA about the 3 ballots that did not get counted (duplicates) and the 3 ballots at the PO that did not get counted.
- 561 ballots were mailed– 223 returned.
- Trudi asked Mark if we can find out how much of the fines get paid.
- Jim asked how we stand on the cleanup letters/fine letters. Mark will report.
- Discussed voter eligibility on lots purchased after March 31. Lots purchased after March 31st and up to August 10th with assessments paid when purchased should get a ballot.

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

Environmental Report – given by Dwayne Overly.

- Permits for two cabins, four RV ports, one enclosure (under-pending), two sheds, one deck, and utility enclosure were approved.
- Dwayne thanked John, Rose, Trudi and Hope for their work on the Building Codes. Board would like to remove a few things from the codes including holding tanks.
- Rose asked if you have a cabin and want to bring in a camper, do you need a permit for a second trailer. No you do not.
- Trudi asked if a building permit is needed to add shutters. You should not have to have one but it never hurts to get one.

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

Natural Resources Report – given by Hank Short.

Twenty-four tree over eleven lots were approved. No second trailer requests.

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

Social Committee Report – given by Rose Leykamp.

We will be serving ice cream at the Lot Owners' Annual Meeting today.

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

Clubhouse Committee Report – given by Penny O'Dell. Nothing to report.

Old Business:

- Trudi – PC took a vote in June to ask for a revote. She would like to know if it will place or be acted on. Hope will send question to the Board.
- Cindy wanted to thank Brian for fixing gates.
- The band for the Harvest dance will be I-70 Overdrive. Penny confirmed the dance will be held inside.

New Business:

- Trudi made a motion to change the sign to handicap (presently 15 minute loading) on the corner of the Club House. John commented if you make it handicap, it could not be used for a loading zone. John asked if the sign could be make van/wheel chair accessible. The flood light switch is in the locked closet. It was decided Park Council would like to recommend the following in regards to Wheelchair Accessibility at the Club House:
 - Flip-flop the Handicap and Loading Zone signs.
 - On the far right side of clubhouse, add a Van/Lift Wheelchair Only sign to the spot that is now a 15 minute loading zone.
 - Have a Loading Zone sign placed on the grassy area behind the clubhouse (for the pool area).
 - Improve the lighting - repair the dusk to dawn light.
- Jim made the motion for Park Council to recommend to the Board to lift the ban from Eric Mueller from running for and/or holding any Wildwood office of any kind. 10 voted in favor, 4 opposed, 2 abstained and the chair did not vote.

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

Respectfully submitted by Park Council Secretary, Rose Leykamp


