

Wildwood Lot Owners Association

Board Of Directors Meeting

October 13 2018

8am – Present: Hank Short, Robyn Overly, Trudi Elliott, Chris Bayless, Tami Kiso, Chris Oliver

Randy Hudson – via phone conference

Prayer – Trudi led board in prayer

Pledge allegiance

Swear In – Chris Oliver

Randy Hudson BY conference call.

Finance

Bills Income for the year

Tami asked do we have enough money for the rest of the year. DNR cost estimate of \$65K out of CI&MR. Lift station at the pool estimate \$30K (grinder) to fix (pipe not included). Can we put a large holding tank for 3K can Rocky get that approved? Randy feels Rocky can get the variance and allow a holding tank. Robyn thinks we can make it (financially until 2019 assessments start to be paid). We cannot make any more cuts. Lot sales helped, collection agency \$24k was a help.

Assessment Increase/special assessment –

Simple articulation of bottom dollar for 2015, 2016, 2017, total income, total expense.

Discussed time frame for changing regular assessment. Bylaws and Convents committee could not meet until after October 29, 2018. There would not be enough time to get their approval, mail ballots, count ballots and get assessments mailed by December 31 (required by Bylaws)

For 2019 will need to be special assessment. Sent out to vote after first of year (2019)

\$75 for operating, \$25 for CI&MR as Special Assessment to be discussed at lot owners meeting.

Meet with Lonnie

Lonnie could not meet with board as he was doing required sewer line replacement. Board members reported what had been discussed with him prior to board meeting.

Lonnie to get status on each holding tank – down to 17 tanks not in compliance, 8 of those are combative lot owners.

Chlorinator and de-chlorinator 3rd cell, update on installation getting put in next week Oct 15th, on track.

Failing indicators Husky supplying replacements 30 indicators

Estimate labor for each reinstall chargeback Husky (open topic). Approximately ½ hour of labor per replacement. \$20 per replacement. Husky to visit association next week to meet on failed monitors, tentative Wednesday.

B270 Lonnie to get bids on tree did get a 400 bid, need additional bids.

Labor on WLOA part for broken gate by Coast to Coast need to bill them (3 hours labor) 250 invoice to be sent to responsible owner

Detector for ground work, back burner for now purchase approved in July

Heaters for pool pump room on order \$299.00, Hank to work on electric in Next week

Workman's Compensation recommendations were provided, need to adopt 30-60 days, post-accident drug testing needs to be put in employee handbook. Lonnie needs to implement a fall training on ladders. Respirator program needs to be implemented. Have till Nov 15th to sign and send back.

DNR

Show that we are making every effort to get lot owners into compliance. Implement Fine: **Resolution 20181013.01** Randy makes motion that effective Jan 1 2019 all lot owners not in compliance with our AOC as defined: approved Husky holding tank monitor purchased from WLOA, installed, inspected and approved AND OR decommissioned tank will be subject to a \$20.00 dollar per day fine. Chris B second, remaining vote unanimous.

Old Business

Open Board Meeting Starting December in clubhouse after BOD meets with PC, agenda is executive minutes in the morning, meet with PC, then finish the BOD meetings in clubhouse. NON participatory.

Office Progress There 44 lot owners who are 90+ days delinquent and owe less than \$500 an attempt to contact them has been made, they are now ready to be sent to collections.

List of fines sent to lot owners? Office to supply monthly a list to board of all fines, Robyn stated she can get from QuickBooks. All fines go to IA

Discussed Bylaws & Covenants Committee

BC Committee choosing at large and board meeting

Update Charter

No rep of BOD or PC – if your term on the BOD or PC expires you are no longer on the committee

No At large Member – must be a lot owner, cannot be on PC or BOD

Modify D 4 this should become item E, revisions to this charter by simple majority vote of both PC and BOD

Committee chair and co-chair elected by majority vote by committee

Committee held to same standards as PC and BOD with regards to attendance, resignation and removal

Min of 7 days' notice of meetings must be given a shorter time can be given if all members agree

Meetings must be held at Wildwood unless all members agree to a different location

Employee handbook

Add drug testing policy for work accidents

Handsfree devices in company vehicles

PTO instead of Sick days for time off employees

Permanent Part time employees get PTO at ½ rate of full time permanent employees.

Close on Easter - Add as holiday.

Recommendations should be made and reviewed prior to November meeting via email. Trudi will keep up on the changes to this document. Hope to get approval on all changes prior to meeting.

2019 vehicle decals – have been ordered

BOD minutes timing – should be prepared by end of meeting or within week after email approval

MCA Collections – need process for when lot owners pay their debts, simple as we just inform MCA we received payment

Charge Interest and Penalties on delinquent assessment balances this is now being done, any assessments not paid in full by Feb 1 as per our By-laws and Covenants section 8.3.4.d will be subject to the 10% interest per annum. Penalty will apply after delinquent on April 1. As of current assessment rates of \$350 first lot this would be additional \$2.92 per month; on subsequent lots this would be additional \$2.08 per lot per month.

New Business

License Plate

Mo Vocational Enterprise

Current Size – \$1.75 ea X 500 = \$875 plus tax \$942.59 BOD agreed to this current plate

Price 1" taller \$2.05 ea = \$1025 Plus Tax \$1104.18

Original Supplier

Guardian Products

April 2017 500 plates = \$1203.17

Quoted Price for year = \$1229.37

Decision to order from MVE current size plates for next year, 500 plates. Tami will get price and order 50 handicap ATV plates as well.

Fax Machine cost? **Resolution 20181013.02** Tami Kiso discontinue the fax machine, Trudi second, unanimous

Possible increases

Decals – raise to \$20.00 from \$15.00

ATV – look at next year as a possible increase

Guest Passes – keep he same

Gate Card – replacement cost to go up to \$20.00 from \$15.00

Resolution 20181013.03 Tami Kiso made motion to increase Decals yearly rate from \$15 to \$20 effective 2019 decals, and new gate card purchase from \$15 to \$20 effective January 1, 2019; Guest and ATV decals should remain as 2018 rates; second by Robyn; vote unanimous

Request for fulltime residency reviewed and approved per our current bylaws.

Action Without a Meeting (emails between board members on Wildwood business between last board meeting and this meeting reviewed)

New Copier installed saved \$1,600 a year

Status of DNR committee, DNR activities coming to an end no need for committee, discontinued

Recorder from former BOD member not yet returned.

Heating in Guard shack? Turn it off when not occupied

MCA collection regarding lot owners on deed, getting all owners that are on the deed documented

Dune Buggies are allowed in the park

Turkey comfort station closed open deer park on wed oct 10th through Oct 13

Natural Resources committee to continue the forestry effort by possibly logging 20 acres to see what that looks like, we do not have a lot of marketable trees.

Extended Deadline for the By-Laws & Covenants committee to Oct 29th at noon, to request consideration for the "AT LARGE" position. Requests should be sent to Trudi Elliott at Elliott.trudi@gmail.com.

DNR extension to Dec 31 for installing holding tank monitors

Boyd and Boyd half price for 30 year title search for all lots bought at court house steps

Approved road grader repair

Adjourn Meeting Motion 11am until after Lot Owners meeting made by Tami Kiso, Trudi second, unanimous

Reconvened meeting at 3:15 after Lot Owners Meeting.

Pick New Officers

President – Trudi nominated Randy Hudson Robyn Seconded, remaining vote unanimous

Vice President – Hank nominated Chris Bayless to Vice president, Trudi Seconded, remaining vote unanimous

Treasurer – Chris Bayless Nominated Robyn, Hank Seconded, remaining vote unanimous

Secretary – Tami Kiso nominated Chris Oliver, Chris Bayless Seconded, remaining vote unanimous

Sargent Of Arms – Hank nominated Trudi, Robyn Seconded, remaining vote unanimous

Robyn Nominated Tami as office liaison, Trudi Seconded, remaining vote unanimous

Chris Bayless nominates Chris Oliver for security liaison, Robyn Seconded, remaining vote unanimous

Trudi nominates Randy for maintenance, Chris Bayless Seconded, remaining vote unanimous

Tami nominates Trudi to Natural Resources, Hank Seconded, remaining vote unanimous

Tami nominates Hank for internal affairs, Trudi Seconded, remaining vote unanimous


Robyn nominates Chris Bayless to social activities, Trudi Seconded, remaining vote unanimous

Robyn nominates Hank to Environmental, Trudi Seconded, remaining vote unanimous

Tami nominates Chris Bayless and Robyn to CMIR, Trudi Seconded, remaining vote unanimous

Chris Bayless nominates Trudi and Chris Oliver to be on the Bylaws and Covenants committee, Hank Seconded, remaining vote unanimous

Chris Bayless made motion to adjourn at 3:45 Tami Seconded, remaining vote unanimous

A handwritten signature in black ink, appearing to read 'Chris Bayless', written over a horizontal line.

Acting Secretary – Chris Bayless