

Lot Owners meeting

- Meeting was called to order at 1:05 pm.
- Quorum of 101 lots represented at the beginning of the meeting
- Prayer – led by Trudi Elliott
- Pledge of Allegiance by all present
- Introduction of Board of Directors
  - Announced the resignation of John Haynes, August 2018
  - Self-introduction of Board of Directors.
    - Present: Trudi Elliott, Hank Short, Tami Kiso, Robyn Overly, Chris Bayless, Chris Oliver
    - Chris Oliver as new member had been sworn at the Board meeting so he could participate in board decisions.
    - Teleconferenced for part of lot owners meeting - Randy Hudson.
- Introduction of Park Council Representative that were present at the meeting.
- Trudi Elliott read a statement from Board President Randy Hudson who was unable to attend in person.
  - Summarizing:
    - Apology for not being able to attend
    - Recognition & thanking new lot owners in attendance thanking volunteers
    - Recognition for military, law enforcement and emergency personnel for their service
    - Thanking all in attendance
    - Thanking all volunteers
    - Wildwood is owned by all lot owners, take interest in its success, self-police, be a part of the solution
    - Noted when Park Council meetings and December open board meeting starting
    - Facebook – official FB page linked from our website.
    - Giving his personal cell number 636-795-6107, welcoming calls.
- Approval of May 2018 minutes where reviewed - Carol Mueller made motion to accept minutes with Dale correction of name spelling, Debby Johnson Seconded. Passed unanimously.
- Recognition of volunteers
  - The board thanked all the volunteers that have done work throughout the year. Thanking for all the extra contributions during a difficult budget year.
  - A special thanks was given to Fred Jones and Jared Jones for their work on the trails.
- Old business
  - Lawsuit
    - A statement from Wildwood attorney was read to the lot owners:
      - As most of you are aware, the WLOA was previously involved in a lawsuit filed by John Leykamp. This lawsuit has now been resolved, with the Court entering judgment in WLOA's favor.
  - DNR
    - Tank Monitor installation
      - Deadline extension – December 31, 2018
      - Discussed making progress with installations and issues with getting monitors from supplier.
    - Decommission of tanks – discussed as option instead of installing a tank monitor
    - Repair of sewer line pipe
      - Major pipe replacement was taking place this weekend. Led by Wildwood services but also included volunteers. Pipe was replaced between manhole #5A and #6. 267 feet of pipe is being replaced.
      - Future repairs – other pipes will have to be replaced in future years.
    - Additional de-chlorination chambers at lagoon was installed per DNR requirements. The unit will be installed within the next two weeks.
    - Fines for non-compliance with DNR holding tank requirements.
      - No monitor installed
      - Not recommended monitor installed
      - Resolution will be in October Board minutes; \$20 per day for non-compliance.
    - Questions on faulty monitors
      - There will be no charge to lot owner if the monitor was installed by Wildwood services or installed properly by the lot owner.
      - The board has been in contact with Husky.
        - Husky will be replacing faulty units and be charge for labor for Wildwood services to replace the unit.
    - On original list given to DNR had all lots with holding tanks; there are 27 lot owners not in compliance. Lot owners that do not have proper monitor or no monitor installed.
    - Discussion of toilet paper issues possible causing it to go off, and other things heard about the monitors.

- Discussion on the lift station for the pool and clubhouse. Lot owners were aware that some of the pipe had been replaced, and that the equipment needed three phase electric supply. This is one of the outstanding issues that needs to be resolved to be in compliance with DNR.
    - Reported that the Fire District change to South Callaway approved by court. South Callaway covers Wildwood for all calls. Taxes should be changed for 2019.
  - Financials
    - Financial profit and loss, Balance sheet.
      - Robyn Overly present the financial information.
      - 3 year average presented to lot owners.
        - Income versus expense.
        - 2016 show increase because \$58,000 liability insurance was cancelled.
        - Average net loss without consideration of insurance was \$21,000 yearly.
      - Board voted to increase the vehicle decal increase of \$5 to total \$20; No increase to ATV decals or Guest passes for 2019. See October 2018 Board of Director meeting minutes.
      - Not possible to get bylaw and covenants changed and in place to get billings out required by bylaws must be out by December 31.
        - Not enough time to get bylaws and covenants committee to get changes made.
        - Going for Special assessment to cover 2019.
          - Looking at \$100 per lot, but will be finalized after the 2019 budget is reviewed.
          - Discussed the need to make sure to send out what may be lost if not passed.
            - Insure to place what was lost in 2018 by budget shortfalls.
            - Letter with the ballot should be specific to what will be lost if not passed.
        - Board will work with the Bylaws and Covenants committee to insure that some time prior to the fall of 2019 we will look at bylaws change for actual assessment. Because of change to the bylaws would not be in effect until 2020 assessments.
      - Some lot owners suggested that we have a yearly utility bill for water treatment, sewer, lagoon, etc.
        - Bylaws state cannot charge for water.
  - MCA Collections
    - Year to Date \$23,278 collected
      - We keep 71% of that
    - Currently there are 140+ accounts in collections
    - Any account over 90 days due is being turned over to collections.
  - Assessment
    - Three year average budget is being used to determine budget needs as well as cost increases, and upcoming expenses.
    - Need for assessment change.
      - Requires
        - Recommendation and approval of the Bylaws and Covenants committee
        - Approval of the Board of Directors
        - Must be reviewed by a lawyer
        - Sent out as a ballot and voted on by Lot owners in good standing.
  - 2018 Budget cuts
    - Budget cuts were discussed including closing of the pool, and closing of Deer Park comfort station. Also reduction in staff. Wildwood has only 3 fulltime and 2 part-time employees.
- New Business
  - Purchase of Lots on courthouse steps
    - Lots purchased at courthouse auction on August 27, 2018 were funded with a 12 month unsecured, zero interest loan from an anonymous lot owner.
    - Wildwood purchased 21 lots. List will be published on the WLOA web site. The lots were primarily purchased to:
      - Prevent new lot owners from buying lots at a fraction of their value, and these lot owners would add to the stress of the infrastructure
      - WLOA will re-sell the lots
    - Wildwood does not own until title search and a waiting period.
      - After that time, the lots can be listed and sold.
  - Bylaws and Covenants committee
    - Is being reestablished
    - Park Council – Cristy Herron & Larry Sims
    - Board of Directors – not yet determined
    - If anyone interested in being the ‘at large’ member
      - Must email Trudi @ [Elliott.trudi@gmail.com](mailto:Elliott.trudi@gmail.com)

- Deadline to apply October 29, 2018 noon
  - Questions for the board
    - Lot owners expressed the need to revisit the resolution 20 gallon pool; verses hot tub.
    - If new assessment does not pass, what will happened.
      - Special assessments needs to be clear.
    - When B&C change put based on assessment a certain percentage into CIMR
  - Swearing in of newly elected board members
    - Robyn Overly, Chris Bayless, and Chris Oliver were sworn in as members of the Board of Directors.
- 
- Motion to Adjourn by Carol Mueller; Seconded by Dale Lixey.



Respectfully submitted by Tamera Kiso, Director

Approved May 11, 2019 Lot owners meeting