

Wildwood Lot Owners Association

Lot Owners Meeting Minutes

October 12, 2019

- 1) Call meeting to order – 1:00 pm
 - a) Meeting was called to order at 1:01 pm. At start of meeting more than 70 lots were represented.
 - i) Count after meeting showed 110 lots represented that signed in.
 - b) Randy asked for general meeting courtesy. Specifically turn off phones and do not interrupt others.
 - c) Thanked current/former military, law enforcement officers, and first responders.
 - d) Prayer was led by Trudi Elliott
 - e) Pledge of Allegiance
- 2) Introduction of Board of Directors
 - a) All present did self-introduction
 - b) Absent – Chris Bayless, Chris Oliver
- 3) Introduction of Park Council Members present
 - a) All present self-introduction.
- 4) Guest speaker, John Nielsen, Deputy, Callaway Co MO Sheriff's Office
 - a) Liaison for Wildwood, John Nielsen. He was accompanied by officer Megan Tolia
 - b) Looks forward to getting to know more lot owners
 - c) Callaway County office has continued to grow
 - d) 3 to 5 deputies on duty daily – 380+ square miles of Callaway County
 - e) Lot owner asked where were most calls in the county, currently Holts Summit.
 - f) Bonding law change has taken a change to how they can hold people. Changed by Missouri Supreme Court. Only if they have failed to appear and are repeat offender, they can have bond applied.
 - g) Follow up on ATV's thefts about 1.5 years ago. He will research.
 - h) Call load in Callaway County is about twice of what Cole county next county to the south.
 - i) Currently is a bond proposal for increase of deputies, and another for new jail.
- 5) May 2019 Lot Owners Meeting Minutes Review & Approval
 - a) Change: Discussion of Deer hunting – recommend 30 total, not 30% should be 30 hunters
 - b) Motion to approve with changes made by Dale Lixey, seconded by Pat Montgomery. Passed.
- 6) Swear-In Elected Board Members
 - a) Hank was recognized as outgoing board member.
 - b) Trudi Elliott and Trei Irwin were sworn in as newly elected Board members.
- 7) Old Business
 - a) DNR Updates
 - i) DNR discussion in March
 - ii) Currently pursuing a new AOC is on DNR plate, WLOA is waiting to hear from DNR.
 - (1) Purpose is to clean up the current AOC.
 - (2) Association wants to get out of responsibility for the lot owner's violations.
 - (a) For example, holding tank without monitor could cost association \$7,000 a day.
 - iii) WLOA provides a holding tank pump update each quarter.

- iv) There are still some trunk lines that must be replaced in the next few years.
- v) Defective monitors
 - (1) If you have an issue, you need to put a work order in with office to have monitor looked at.
 - (2) We will be in negation with Husky for labor for defective monitor replacements.
- vi) DNR allowing new holding tanks, there is no time frame, it will take a change to bylaws and covenants. Only replacements are allowed at this time and must be on current lot.

b) Coast to Coast host – We are currently addressing the need to get a campground host much like state parks have to help with security, etc.

c) Comfort station upgrades.

- i) Looking at repair or replacements
- ii) Looking at companies that make precast concrete walls etc.
- iii) Currently exploring options. Just looking into cost of repair and/or replacement

d) Archery deer hunt update from Mike Tanner, and Randy Hudson.

- i) First few weeks were warm, 1 deer harvested.
- ii) Volunteers are doing a good job on statistics of harvest.
- iii) 65 people signed up for chance to hunt
- iv) Lottery pull for 30 hunters, only 20 have paid to hunt.
- v) Will most likely extend to second half of archery season as well.
- vi) Conservation said we did not need to test for chronic wasting disease.
- vii) Archery only Monday – Thursday. Looking into opening up a few weekends
- viii) Must be a lot owner that has been in good standing for the last two years.
- ix) Next year will be looking into a youth hunt.
- x) Hunt is antlerless deer only
- xi) We cannot close the trails while hunts are going on.

8) Financial Update

a) Year to Date Financials

- i) Financials are posted on Wildwood website.
- ii) Budget is updated quarterly.
- iii) We purchased a pump truck. The pump is new, the truck is used.
 - (1) Robyn went over the details of the purchase of the 2008 pump truck. Purchase price of \$38,300. We financed the truck over 48 months at Callaway Bank, paying \$10,000 down and financing \$28,300. Monthly payment is \$661.26. Nine-month revenue (Jan-Sept) for pumping tanks is approximately \$23,900, so it is important that we have a good pump truck. This is also to meet DNR requirements. We would have to pay another company the \$23,900 if we did not have an operating truck.
- iv) \$17,264 was added into the CIMR account which is the \$15 per lot owner that has been paid in from the special assessment that was due May 31, 2019.
- v) Robyn stated that we are staying within our budget.
 - (1) Payroll and professional fees are both down from previous years. The attorney is called only when necessary and we did not have 2 full time employees in the office most of the year as we had in the past.
 - (2) In prior years, the next year's assessments were used for part of October, November and December bills. This was not the case last year and will not be the case for the current year.
 - (3) For 2019 to stay within our budget a special assessment of \$115 was passed and invoiced, being due May 31, 2019. Since it took this amount to keep all amenities operational in 2019, it

will also take this amount for 2020 and future years. Please vote yes for the permanent assessment increase of \$115 per lot owned.

- vi) The board is also working on a 5-year plan to get our infrastructure in better shape, either to replace or repair.
 - vii) Currently the gate card system is not working. It is very old. Must look into what is available.
 - b) Questions, P&L 3rd quarter services to lot owners went down.
 - i) Last year had monitors threw off numbers for last year.
 - ii) Bad debt went up.
 - (1) Debt written off but stays at collections.
 - (a) This was done because balance sheet was inflated prior with overdue balances staying.
 - (b) We wrote off everything over 2.5 years.
 - (c) Uncollectable line item on balance sheet.
 - (d) Debt is still with lot.
 - (2) Bankruptcy filed must be written off.
 - c) Collections is continually updated on lot owners 90 days past due.
- 9) New Business
- a) Bylaws and Covenants Committee Update
 - i) Cristy reported
 - (1) Current ballot includes assessment increase.
 - (2) Committee also have rest of section 8 waiting for results of current ballot.
 - (3) Each new ballot must go to attorney and mailing, is being balanced with the amount of information on the ballots.
 - (4) Question on changing lot to Lot. Was recommended by attorney. A Lot, not many lots. Clarified by prior board member John Haynes whom had talked to the lawyer.
 - (5) Questioned about when the assessments may go up again if current increase passes.
 - (a) Not sure when it may be needed again.
 - (b) Looking for other ways to generate income.
 - (c) Takes 2/3 to pass. Will be increase in 2020 assessments.
 - (i) Assessments due January 31, late after March 31.
 - (ii) Interest being charged after January 31, per bylaws.
 - b) First Responder Discount in Coast to Coast
 - i) 25% off. Must show badges.
 - c) Haying of the fields.
 - i) We currently receive a few bales (less than 10) for the 20+ acres of hay harvested annually from the front acreage of the park.
 - ii) We are working with the USDA (United States Department of Agriculture) to determine the viability our eligibility to participate in EQUIP (Environmental Quality Incentive Program). We would plant Missouri native warm season prairie grasses and the USDA would pay us a set figure per acre.
- 10) Questions & Answers
- a) Groundhogs on damn, on rock ride. Need to investigate the situation of tunnels. Reported by a lot owner.
 - b) Replacement of gun range with something other than plywood. Look into in the future. Plywood has been donated, not part of budget.
 - c) Candy for the Hayride, please drop off at office before October 25, 2019.
 - d) Callabyte. They have been replacing poles, no knowledge if we don't get 100 people if they will bring it into the park.
 - i) Kingdom of Callaway is putting unground lines to install internet in park.

- (1) Kingdom of Callaway has also lowered their cost and not required local phone.
- e) Going paperless, ballots are required to go paper via mail. Will also need upgrade to lot owner information we currently have.
- i) Tami stated this is a large task to convert lot owner information properly over to a new system.

11) Motion to adjourn was made by Carol Mueller, seconded by Debby Johnson. Passed unanimously. Meeting adjourned at 2:33 PM.

Respectfully submitted by Board of Director



Tamera (Tami) Kiso, Director

Approved June 13, 2020 postponed May Lot owners meeting.