

Lot Owners Meeting Minutes

October 10, 2020

- 1) Call meeting to order – 1:00 pm
 - a) Meeting was called to order at 1:00 pm. At start of meeting more than 83 lots were represented.
 - i) Count after meeting showed 83 lots represented that signed in.
 - b) Prayer was led by Trudi Elliott
 - c) Pledge of Allegiance
- 2) Introduction of Board of Directors
 - a) All present did self-introduction
- 3) Introduction of Park Council Members present
 - a) All present self-introduction.
- 4) Trei Irwin made a motion to approve the June 2020 Lot Owners minutes, Randy Hudson seconded – Unanimous approval
- 5) Old Business
 - a) Clint Smith with Callabyte addressed the group
 - i) 70 Lots signed up was needed but now have 80.
 - ii) The free service will be turned off this weekend but will have a payment portal up by the end of the month for the pay as you use service. Approximately \$8.00 per day per device. Will also have a weekend per device rate and a weekly per device rate
 - iii) Lot owners who pay for service will be able to have access to the parkwide Wi-Fi with 2 devices
 - iv) A lot owner indicated that at the back of Beaver park they cannot access the park Wi-Fi. Clint indicated some will be moved around to provide service where most needed
 - v) Clint indicated lot owners can provide feedback directly to Wildwood
 - vi) Clint indicated that the range of the hotspot is about 300 feet
 - vii) A lot owner asked about the plan to allow you to make a reduced rate during non-peak months. Lot owners will pay \$15.00 per month for the non-used months and will have to commit to 2 years' service
 - b) DNR Update
 - i) DNR looking at revising our AOC. Enforcement is expected to go down, but probably will not be able to add new tanks
 - ii) The Mechanical plant that services the store, maintenance office, and Coast to Coast is having sporadic issues. Met with DNR last week to look at things we can do to make that plant work. If we need to replace it, it will cost approximately \$42,000.
 - (1) Working other options to prevent having to replace
- 6) B&C Update
 - a) The assessment passed
 - b) Moving on to Covenant Section 8 next
 - c) Section 2, having to do with elections is pretty much lined up now
 - d) Hoping for a vote on sections 2 and 8 in the spring
- 7) Financial Update

- a) All financials are posted on the website
 - b) Budget information provided indicated 2020 budget and 2020 Actual through 3rd quarter 2020
 - c) Will provide complete 2020 actuals at the end of the year
 - d) Will address 2021 budget now, with the new assessment in place
 - e) Robyn indicated that while the checking balance is strong, there are things that can't be planned on in the future:
 - i) Lot sales this year were \$98,0000 – much higher than normal years. Due to the demand for lots with holding tanks and increased in demand because of COVID
 - ii) Had no pool expenses this year
 - iii) Payroll down \$75,000 this year – down one person in maintenance and a half a person in the office
 - iv) Property taxes due at the end of the year
 - f) Reported a little over \$20,000 spent on road gravel this year
 - g) Pool will cost \$265,000
 - i) Will complete a major re-do on the pool house at about \$25-\$30,000
 - ii) Pool loan \$165,000 and will go for 15 years
 - iii) Approximately \$14,000 - \$15,000 cash will go towards the pool/pool-house
 - h) Infrastructure account (from adjacent lot sales program) now has a little over \$32,000
 - i) Accounts Receivables
 - i) Now sending anyone over 90 days past due to collections
 - ii) Discussed that we cannot bill back the 29% we pay in collections fees, according to current by-laws
 - iii) Interest will automatically be charged on anything past 30 days
 - iv) Late assessments will result in a flat \$25 fee plus finance charges
 - j) Robyn indicated that we are at about 85% of lots paying annual assessments now versus 75% in the past, as a result of the strong efforts to hold people accountable for their balances due
 - k) A lot owner asked how many lots accounted for the roughly \$98,000 in lot sales this year. BOD indicated it was approximately 25 -30 lots
 - l) A lot owner asked if any lots with holding tanks were still available for sale. Randy indicated there may be 2 lots still available with holding tanks
 - m) additional lot will be assessed at the reduced rate.
 - n) A lot owner asked about extent of improvements/upgrades to the existing pool-house. Trei responded that he's not sure yet. Will be looking at it this week
 - o) Robyn reminded people to sign up for email-based invoicing. It saves the park a significant amount of money
 - p) Robyn indicated that on-line payment processing will be coming
 - q) A low owner asked who our accounting firm is. Robyn indicated Doerhoff & Associates
 - r) Wildwood currently has \$625,000 in bad debt. Of that prior lot owners account for \$275,000 that we will be writing off. Discussed that the BOD approved that liens will be placed on lots that are over \$1,000 in debt and past due in excess of 90 days or was that one year?
- 8) New Business
- a) Pool Update
 - i) Trei discussed the new pool. The areas that would be replaced and the areas that would not. Basically, the area inside the blue lines around the pool will be cut out and replaced
 - ii) Discussed potential salt water. Trei indicated that professionals do not recommend that for commercial pools
 - iii) A lot owner asked if we looked at the potential for solar power of the pool. BOD agreed to look at that
 - b) Assessment Increase
 - i) Purpose is not really the pool, but to cover the overall park operating expenses. Though it does allow the pool to move forward
 - ii) Can now look at the comfort stations next

- iii) Will also look at:
 - (1) Potential solutions to help with road dust
 - (2) Potentially add more storage units
 - (3) Enhanced security
- iv) Randy talked about putting committees together to help with some of the needed infrastructure improvements, now that the assessment increase has passed
- c) Lakes, small mouth over-populate, spring harvest & fish fry
 - i) Conservation indicated that our fish population is too dense
 - ii) Need to harvest the fish in order to increase the size of the fish
 - iii) A member of the Conservation Club indicated they could potentially fold this into their planned youth and adult fishing tournaments next year
 - iv) The conservation club was concerned that they were just now hearing about this. Randy indicated that he just had the conversation with the Conservation agent on Thursday, so he just brought it forward

9) The following BOD members took the oath of office:

- a) Randy Hudson
- b) Danny Payne

10) Questions & Answers

- a) A lot owner asked if we have looked at increasing security people during peak times, with the assessment having passed. Randy indicated that we've not yet looked at that
- b) A lot owner indicated that he feels that we are being overrun with guests paying just \$5.00 per day. Randy indicated that the BOD is looking into options to better manage
- c) A lot owner asked about the guest ATV fees. BOD indicated it's \$25 for 7 days, but may be increasing
- d) A lot owner asked if the BOD can now put something out to express priorities for maintenance. Randy indicated he has already discussed priorities. The lot owner was looking for more details. BOD indicated the information will roll out as we refine the plans
- e) A lot owner discussed concerns with a large number of people gathering at the Turkey Park comfort station. She indicated at one time there were in excess of 27 ATV's and people there were drinking and doing other potentially illegal things. BOD indicated that they will discuss options
- f) A lot owner asked about the potential of putting a card swipe device on the door to get into the laundry room so that it can be used off hours. BOD agreed it's a good idea but would require securing entry into the office from the laundry room
- g) A lot owner asked how many lots Wildwood owns that are for sale. Randy indicated approximately 400. The lot owner asked about potential to use advertising to increase those sales. Trei indicated we need to improve the infrastructure before we increase sales dramatically

11) Motion to adjourn was made by Cristy Herron seconded by Kathy Sims. Passed unanimously. Meeting adjourned at 2:28 PM.



Respectfully submitted Board of Director
Chris Oliver, Secretary