

Wildwood Lot Owners Association
Lot Owners Meeting Minutes

October 8, 2022

- 1) Call meeting to order – 1:00 pm
 - a) Meeting was called to order at 1:00 pm. At start of meeting more than 80 lots were represented.
 - i) Count after meeting showed 80 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) Richie Haefner and Trei Irwin was sworn into the Board of Directors
- 5) Chris Oliver made a motion to approve the May 2022 Lot Owners minutes, Randy Hudson seconded – Unanimous approval
- 6) Old Business
 - a) Bylaws & Covenants Update
 - i) Committee is working on a synopsis of the Bylaws and Covenants to put one document for each that has the exhaustive sets of changes. Hoping to finalize at tomorrow's (10/9) meeting
- 7) Financial Update
 - a) Financials were provided to attendees and will be posted online
 - b) Discussed recent acquisitions – new pool, skid loader, Turkey Park Comfort Station
 - c) At \$127,000 in lot sales for the year. Surpassed budgeted amount
 - d) Wildwood is buying a truck for \$13,500 that will be modified be able to water roads and apply dust control. Truck will have a 4,000-gallon capacity. Hoping to have it ready by Spring
 - e) CIMR - \$2,9528 put in this year. \$125,472 in account currently
 - f) Park is making double pool payments, at the recommendation of our accountants
 - g) Cash down from last year, but assets have increased – new comfort station, pool, skid loader
 - h) Accounts Receivable 30 days and older has gone down significantly. Accountants are making collection calls
- 8) New Business
 - a) One Call services is being cancelled due to a lack of participation, effective 10/14/2022. Only had 45 people
 - b) Randy announced that Callaway County will be updating their maps to determine new tax rates
 - c) Discussed potentially putting a swim dock at Canyon Lake. Randy asked lot owners for ideas. A lot owner that volunteered to provide ideas provided an update
 - d) Turkey Park pavilion is moving forward. Waiting for the vendor to begin work and we are targeting January or February to have it up

9) Questions & Answers

- a) A lot owner asked if we needed special training/licenses for the dust control. Trei indicated we are being told we would not require a license
- b) A lot owner asked if the toilets in the new comfort station are handicap compliant and indicated that the toilet paper holders are too far away. Trei will look into it
- c) A lot owner asked about a pool leak. Trei indicated it was seal leaks and is being addressed
- d) A lot owner asked about plans for Deer Park comfort station. BOD indicated they've not thought beyond the Turkey Park comfort station. Will finish up the Turkey Park pavilion and then do something with the guard shack, and then decide what to do next
- e) A lot owner asked about other lot owners watering the roads. The lot owner was disappointed because of the mud that was being produced. Trei indicated that the BOD has asked the Park Council to think about appropriate rules/fines
- f) A lot owner asked Internal Affairs – if someone puts in a complaint and something was up by the guard shack, does someone look at the cameras. Bill indicated normally they would
- g) A lot owner asked about parking at the Turkey Park comfort station. Trei indicated that we want to get the new pavilion up and we will re-address the parking
- h) A lot owner asked how the rifle range is funded. Trei responded that the BOD mows it but users maintain it

10) Motion to adjourn was made by Chris Oliver seconded by Trei Irwin. Passed unanimously. Meeting adjourned at 1:48 PM.



Respectfully submitted Board of Director
Chris Oliver, Secretary