

Wildwood Lot Owners Association
Lot Owners Meeting Minutes

October 14, 2023

- 1) Call meeting to order – 1:00 pm
 - a) The meeting started without the lot owner sign in sheets.
 - i) Count of the sign in sheets after meeting showed 71 lots represented that signed in. The meeting did have a quorum
 - b) Prayer was led by Richie Haefner
 - c) Pledge of Allegiance
- 2) Introduction of Board of Directors
 - a) All present except Larry Sims, did self-introduction
- 3) Introduction of Park Council Members present
 - a) All present self-introduction
- 4) Discussed elections results. Board advised that there will be a recount and it will be conducted by an outside service
 - a) Danny Payne and Larry Sims will be appointed as temporary Board members until the new results are in
- 5) Chris Oliver made a motion to approve the October 2022 Lot Owners minutes, Richie seconded – Unanimous approval
- 6) Old Business
 - a) Bylaws & Covenants Update
 - i) Chris Oliver provided an update
 - (1) Introduced current members – Amanda Smurl, myself, Richie Haefner, Trudie Elliot, and Vickie Studley
 - (2) Committee is now working on Sections 3,4, and 7 of the Covenants document
 - (3) Chris Oliver mentioned that the new C&B Committee Members must be selected again
- 7) Financial Update
 - a) Year to date \$579,000 in the Bank, including CIMR. Down \$107,000 from this time last year
 - i) CIMR – 5% of assessments paid goes into CIMR, deposited quarterly. Balance now \$155,189
 - ii) Bought 2015 truck, new skid loader and attachments, dust control truck and chemicals
 - b) Making double payments on pool
 - i) Paid \$26,000 in principle on pool
 - c) Discussed lagoon repair needs. Cost will be substantial. But we're hoping to go with a less expensive route if DNR approves. If the less expensive solution doesn't hold, we may have to put a liner in the lagoon
 - d) Lot sales are up
 - i) Lot prices were raised earlier because of strong sales
 - e) 30 people are qualified for the Archery hunt
 - f) Reviewed accounts receivables, Interest, and Other Fees Year to date. Financial documents (Balance Sheet, Profit & Loss) were provided

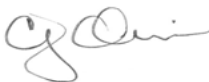
8) New Business

- a) Overflow parking behind the office by the storage sheds has been completed
 - i) Limited to 72 hours use
 - ii) Park at your own risk
 - iii) No fees for usage
 - iv) A lot owner asks if lot owners can park there. Board indicated they may if they don't exceed 72 hours

9) Questions & Answers

- a) A lot owner asked about the fence coming into the park. Board advised it will be done by in-house maintenance staff
- b) A lot owner suggested that the fence be repaired at the entrance, beginning at the road, and working back to the guard shack
- c) A lot owner asked about status of maintenance staff and staffing throughout the winter. The Board advised that staffing will probably maintain constant through the winter
- d) A lot owner asked about the roads. Trei advised that maintenance would do a little work before the 50th anniversary celebration but more after
- e) A lot owner asked about the potential of turning the tennis courts into a pickleball court. Trei advised that would need to go through the Park Council
- f) A lot owner asked about opening the rec room when the pool is not open. The board indicated that the issues is the lack of bathrooms, but the Board will readdress it
- g) A lot owner recommended signs indicating who to call for issues being seen in the park
- h) A lot owner asked about the possibility of opening the clubhouse restrooms during certain hours
- i) A lot owner asked about adding a loading zone area at the Turkey Park Comfort Station. Richie will work with maintenance to find a solution. Board will discuss later
- j) Discussed the potential to open the recreation room for additional hours
- k) A lot owner asked about a swimming dock. Trei indicated we need an update on the availability of used dock material
- l) A lot owner asked about a possible rebranding effort, given we're at the 50-year point. Board indicated PC would need to pick that up. A lot owner indicated that PC tried that about 5 years ago, but it didn't go over well
- m) A lot owner asked about the Dog park. Trei indicated the Board has not yet discussed it as they are awaiting more information from the PC

10) Motion to adjourn was made by Dale Lexie seconded by Chris Oliver. Passed unanimously. Meeting adjourned at 2:00 PM.



Respectfully submitted Board of Director
Chris Oliver, Secretary