

Wildwood Lot Owners Association
Board of Directors Meeting Minutes
October 12, 2024

Came to Order at 8:00 am

- Present: Trei Irwin, Bill Tisher, Danny Payne, Richie Haefner, Chris Oliver, Robyn Overly
- Absent: No absences

Richie Haefner opened with prayer

Pledge of Allegiance

Finance:

- Property Insurance is up 18 % to \$30,548. Will make \$4,781 monthly payments
- Discussed the credit card processor on the ice machine. Not yet turned off. Bill will work on it
- Reviewed current Year to Date Balance Sheet
- Reviewed current Year to Date Profit & Loss
- Discussed no need for a lot of gravel in the near future
- \$31,513.97 in savings and \$90,018.92 in checking. Discussed moving \$30,000 into checking. Next Board to discuss.
 - Anticipate needing approximately an additional \$80,000 for end of year operating expenses
 - Discussed other options of using CIMR for current capital improvements. CIMR balance is \$181,692.96
 - Board CIMR representatives and the Board approved a request to the rest of the CIMR committee to request money from CIMR for 2024 capital improvements. Robyn will determine the appropriate amount based on 2024 expenditures
 - Board Department leads to look at possible options to decrease expenses through the remainder of the year
- Board discussed the need to increase assessments, potentially sending a ballot out by November 1st
 - Chris Oliver made a motion that we propose a \$135 per lot assessment increase, with the agreement of no additional increased for at least 2 years. Larry Sims seconded. Unanimous approval. **Resolution 20241012-001**
 - Because a ballot will go out, the Board agreed that we will also include an item regarding permanent residency, per the agreement regarding the AOC with DNR

Maintenance Update:

- Motor grader is coming along. Having to redo the driveshaft
- Discussed issues with the ice machine. May potentially need to winterize
- Asked maintenance to finish the fence with the wood they currently have but to not buy any new wood right now
- Lonnie advised us that the Fiber people are almost done in the park
- Danny asked about putting pillars in front of the guard shack, for safety purposes. And around the pole with the camera by the dumpster. Lonnie will look into it

- Discussed that we cannot take in propane tanks that do not have threads on the outside. They can't be refilled
- Discussed cleanup on C2-020 and C2-021. Lonnie will have the crew work on it. They also need to validate the number of holding tanks

Security Update:

- Discussed lot owner vehicles with dealer tags. Bill will get a copy of the current hang tag to ensure it has a date on it
- Got \$149 out of the ice machine
 - Anticipate issues leaving it outside. Board agreed to winterize it on or before December 1st. Danny will get an estimate for winterization and a checkup from the vendor
 - Discussed moving the ice machine into the room into the old laundry room. Richie will talk to Lonnie. Need to do something to keep the wind out
- Discussed the \$35 fee for potential lot owners to come in and look at lots to buy. Board discussed potentially returning that fee if they buy a Wildwood lot. Board agreed to not change the current process
- Discussed cleaning the Rec. Room in the winter, with the poolhouse closed. Discussed the need for maintenance to keep access to the Rec center cleared in the winter, and maintenance will provide water in the winter for cleaning

Store Update:

- No updates

Internal Affairs:

- Reviewed the Fine Schedule provided by Park Council. It was determined that it's not based on the most recently approved version. Discussed with Andy. Andy indicated that this fine schedule is up for review. Board will review and approve when possible

Old Business:

- DNR – Notified by DNR that we are back in compliance with the change in the pool drainage
- Website – Richie is finalizing site design. Expected to have everything up and running by year end at the latest

New Business:

- None

Bill made motion to adjourn the initial portion of the Board Meeting at 10:31, Trei LASTNAME seconded. Unanimous approval.

BOD Reconvened at 2:22 pm to swear in new Board members and nominate Board Officers


The following Board positions were agreed to:

- President: Trei Irwin – Bill made the motion, Larry second unanimous
- Vice President: Bill Tisher Larry made the motion, Trei second, unanimous approve
- Secretary: Scott Binggeli – Larry made the motion, Richie seconded, unanimous approval

- Treasurer: Bill Tisher– Trei made the motion, Larry seconded, unanimous approval
- Sergeant at Arms: - Richie Haefner – Bill made the motion, Trei seconded, unanimous approval
- Liaisons:
 - Office: Bill Tisher – Trei made the motion, Richie seconded, unanimous approval
 - Maintenance: Richie Haefner - Larry made the motion Scott seconded, unanimous approval
 - Internal Affairs: Bill Tisher - Trei made the motion, Larry seconded, unanimous approval
 - Natural Resources: Bruce Studley - Trei made the motion, Danny seconded, unanimous approval
 - Environmental: Larry Sims - Trei made the motion, Scott seconded, unanimous approval
 - Security: Danny Payne - Trei made the motion, Richie seconded, unanimous approval
 - Social: Scott Binggeli - Trei made the motion, Richie seconded, unanimous approval
 - CIMR #1: Danny Payne - Bill made the motion, Trei seconded, unanimous approval
 - CIMR #2: Richie Haefner - Trei made the motion, Larry seconded, unanimous approval
 - C&B #1: nominations
 - C&B #2: No nominations

Motion to meet on November 2 ND by Trei second Bill Tisher

Bill Tisher made a motion to adjourn at 2:49 pm, second Larry. Unanimous approval.



Respectfully submitted Board of Director
Scott Binggeli Secretary