

MINUTES
WILDWOOD LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 13, 2014

The meeting was called to order at 8:10 AM President Ron Maietta.

Present: Ron Maietta, Tammy Spyers, John Haynes, Stan Altman, Chris Wisniewski, Ron Leibach, and Bert Konle. All Directors present.

Resolution 01/09/14: Chris made a motion to approve the minutes with the specified revisions. 2nd by Ron M. Motion passed unanimously.

Resolution 02/09/14: John made a motion to form a Rules and Regulations Committee consisting of two Park Council members and one liaison from the BOD. A charter will be drawn up and submitted for approval of the BOD. Ron M 2nd. Motion passed unanimously.

Per Ron M, our attorney does not see a problem with the lawsuit brought on by the contractors regarding the clubhouse repairs. He thinks we will win in court. Our attorney does not feel that it would be cost effective to counter sue them.

A lengthy discussion was held regarding the Covenants and Bylaws and the bid from our attorney, Bandre, to redo them for \$1,200. We have a few people looking diligently at the Cov & Bylaws and will allow a couple of months for them to work on it and we will make a decision then.

At 9:55 AM the BOD met with a lot owner from Robin Park regarding a fine issued on a cleanup letter. The lot owner left the meeting at 10:15 AM.

A discussion was held about individuals living in Wildwood without approved permanent residency.

Resolution 03/09/14: Ron M made a motion that we open up the 2009 and 2014 ballot boxes regarding the voting changes tomorrow morning. The lawyer suggests we recount these votes in reference to the 'one vote for each full paid assessments' and document exactly what the votes were taken for. Chris 2nd. Stan and John vote no. All others voted yes. The motion passed.

The BOD left to meet with the Park Council at 10:45 AM and returned to the BOD room at 12:30 PM.

Bill Griffith gave the Financial Report.

- We are short on money, as we are every year at this time.
- We are booked up through October and maybe November with Ameren UE guests.
- The carport was moved to the maintenance area to create two additional full hookup sites, in order to bring in more income.
- Bill presented the BOD with the 2015 proposed budget.
- The \$75 CIMR fee will expire in 2016, so Bill suggests we keep this in mind for next year as to what we need to budget for.

Ron M would like to see us go ahead and clean out the lagoon to show good faith to DNR.

Stan would like to see one of the office staff show lots for sale versus pulling someone off maintenance or paying them overtime.

Resolution 04/09/14: Bert made a motion that we allow our staff to show privately owned lots and charge a \$250 flat fee when the lot sells. Tammy 2nd. Motion passed unanimously. Bill will work out the details with the office staff in contacting those lot owners and asking if they want to remain on the list.

Robyn and Hope from Park Council joined the meeting at 1:50 PM

Regarding CIMR and the water tanks, Bill explained that we need to buy new tanks and replace the pump. The estimate for this is \$110,000 to \$120,000. Hopefully we will have \$66,000 left in that fund. We will build it up again next year with the fee. We are asking CIMR for approval of the money ahead of time. The majority of the CIMR committee approves the money to be released. Robyn, Chris and John are present and vote yes, Donna voted yes via phone, and Ron's vote is pending. Donna also told Robyn via phone that she votes no on spending the \$5,000 to replace the gate.

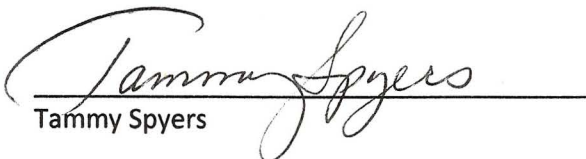
Hope explained that she has put together a place on our website for documents (read only). Each person would have a sign-on. They can print and read but cannot make any changes to these documents. If there are changes to be made to the documents Hope will make them after they are approved. Hope is asking if the BOD would like a page as well. Each person would have their own sign-on or password. Hope will see if we could change our password ourselves, to make them individual. This is an easy way to electronically save the documents. The Park Council approved their page.

Resolution 05/09/14: Tammy made a motion that we have Hope set up a page for BOD documents. John 2nd. Motion passed unanimously. Hope will send us an email with our user id and password. The BOD would like to thank Hope for doing this for the park.

Ron M asked Marie, Jim, Trudi and Hope to open the 2009 and 2014 ballot boxes with the BOD at this time to validate the ballots to be counted tomorrow morning.

Tammy had to leave the meeting at 2:30 PM. John Haynes will be taking the minutes for the rest of the meeting.

Respectfully Submitted by the Board Secretary


Tammy Spyers