

Wildwood Lot Owner's Association
Board of Director's Meeting
September 10, 2016

Attending: Lisa Bryan, Robyn Overly, John Haynes, Stan Altman, Bert Konle
Absent: Tammy Spyers , Ron Tesson

Resolution 01/9/16: Robyn made a motion to approve the minutes. Bert 2nd. Motion passed unanimously.

The board reviewed the bills from Bandre and noted \$1150 was spent due to the petitions and correspondence from a petitioner's attorney.

Dean is getting costs on a complete revival of the pool.

The logging was discussed. It has been difficult to get another company to bid the logging. We have a second verbal bid from Elgin Smith. John is going to contact someone else to try and get a 3rd bid so we can move forward.

The 2009 and 2014 filings were discussed. It has been pointed out that this is now the 3rd ballot that has gone out that is incorrect. The 2009 votes that were taken to bring us into compliance with the Missouri statutes. It was voted on in 2008 and didn't pass. Two of the amendments that were voted on did not pass but were recorded anyway. The ballot box from 2009 is missing.

2014 vote: The vote was taken over the phone to send out the ballot to change the number of votes. The vote did not pass by 2/3. The reason the board chose to use March 31 as the cut off for ballots this year is we are going by the advice of our attorney. The board plans to address the issues that have resulted

Resolution 02/9/16: John made a motion the board meetings be audio recorded beginning in November 2016. Lisa 2nd. Motion passed unanimously.

Resolution 03/9/16: John made a motion that meetings with lot owners be scheduled in 15 minute intervals. Lisa 2nd. Motion passed unanimously.

Chris Wisniewski contacted Lisa and Tammy about some volunteers painting the signs. The board is fine with that and suggests Chris contact Mike Tanner to see if he would like to help.

The board met with PC at 11:11

Concern about the playground equipment. PC decided to put a committee together to address issues. A possible fund raiser. Ray will donate what was left over from the last fund raiser. Harvest dance BBQ fund raiser. Some people have committed money. John H has diagrams from some equipment he saw recently and will provide. POST MEETING NOTE: Several PC members took time that afternoon to make some repairs to the equipment.

How many holiday guest passes were sold Labor Day weekend and how was it recorded? Robyn had requested that information from Bill but she does not have that yet. If a guest does something wrong, it is hard to determine whose guest it is.

Office hours – it was suggested the office be kept open longer on holiday weekends. John H said we've done it before. It was also suggested the office not be open 7 days per week during the winter.

Paper towels are needed in the kitchen at the clubhouse.

Bylaws/covenants charter – PC has it. The board is waiting on the chair's signature.

Security brought up light bars on ATVs. They are blinding on the roads. The board will discuss a ban on road use.

Turkey 321 have no water since last April. The board will let know Maintenance know. The lot owner has been shown how he can access water from a community pump.

Are statements being sent out monthly? Yes

The liens on courthouse steps – do we receive any money on that? Yes, but it is a slow process.

A lot owner volunteered to beautify the main entrance. John H would like to know the scope of the project before we approve it.

Do we have a collection agency – yes we do. The same one we had for several past years. Last month we found things were not regularly being sent. We have made sure everything is now being sent. We try to collect ourselves first but after those efforts fail, the account is turned over to collections.

Status of logging – the board discussed this morning. We only had one logger come and ride the park. We got one additional bid. John H is going to have another logger come out so we have our 3 bids so we can move forward.

Penny shouldn't have been on the ballot since she had 2 more years to serve. PC assigned their people to count.

Can we do an inventory on the past ballot boxes and get a better secure place for them. They suggest the room that used to be the bait room.

Are we going to maintenance the youth track? The board has not discussed and it is low priority. John H suggested maybe a volunteer could work on it.

The intercom no longer works between the office and the security shack. The timing on the in gate is slow coming back down. The out gate works great – could we change the timing on the in gate. A lot owner installed them and will know how to adjust it. Mark Shepherd will donate 2-way radios.

The concrete at the gate needs to be replaced.

Cameras for security were purchased.

There were complaints about the DJ being crude and telling people to take their kids home by 10:30 since it was going to get raunchy.

Patty is now chair, Dwayne is co-chair. Cindy is secretary.

When was the sand changed in the filters of the pool. 2012 was the full clean out. It was proportionally cleaned this year. Dean is meeting with pool vendors to get quotes to bring it up to par. It was asked if

Maintenance goes through a pool class. We did have an employee attend but that employee has since quit. John H suggested possibly sending some lot owners who frequent the pool to pool school. Cindy volunteered to take the class.

Trudi asked about the bids for the pool. The repairs will be done in the spring. Trudi suggests we do some of the repairs now. John H states there is no money for any of that in this year's budget.

Why don't we have Wildwood on Riders Planet? It is a website where you find places to ride. Hank states it could generate revenue. Stan stated we shouldn't put more bikes out on the roads.

Lisa reported she had emailed with DNR this week and the engineering reports are still being reviewed by DNR's engineering section.

Board report:

John H stated board meetings will be audio recorded started in November 2016. We are still working on the details.

The pool and logging were discussed. We are discussing further identifying ATV tags to a specific bike. The plate will be unique to a specific bike. Before Labor Day we have brought in \$1200 in guest ATV passes.

Trudi asked about the board email account. We will post it in these minutes and in other places where people can see it. The email address is wloabod@gmail.com.

The board meeting resumed at 12:10.

DNR Update:

Lisa emailed with Erin Heidolph at DNR this week and received this update:

Wildwood is meeting the terms of the AOC to date. The engineering reports were submitted on time and are still under review with DNR's engineering section, so the ball is in our court. Once they have finished their review, they will contact the Board and Rocky Miller with comments/questions on the reports and Rocky/the Board will have so many days to respond back to DNR. Once the question/answer part is finished then the engineering section will make a determination to approve the recommendations in the reports. So at this time we're just waiting on the engineering review. That's it for now though. Please let me know if you have any questions. Thanks!

The current engineering bill is \$34,531.25. That brings the total paid to Miller to \$37,531.25.

Bill joined the meeting at 12:39

15 fines will go out for lots that have not been cleaned. The hay will either be baled or bush hogged.

Collection agency – Bill was told to send the monthly statements to the collection agency rather than the individuals so they have a current amount owed. 134 accounts have been turned over year-to-date. 76 accounts were turned in in 2014.

B185 – holding tank didn't show up on the engineering report.

\$34,531.25 will be transferred from DNR account into general account to pay the bills for Miller Engineering. The total paid to Miller to date is \$37,531.25.

A lot owner asked to clean up the front area for free. The board would like a scope of work before we approve but we agree.

The separation of Wildwood maintenance and services was discussed. Dean will run maintenance, Lonnie will run Wildwood Services.

The board met with Dean, Lonnie and Bill at 1:10.

The light bars on ATVs were discussed.

Resolution 04/9/16: Robyn made a motion that the light bars cannot be used on the roads for safety reasons. Use on the trails will be acceptable. This will be effective January 1, 2017. Stan 2nd. Motion passed unanimously.

The board asked Bill to look into replacing the motor grader. Bill will get bids.

Resolution 05/9/16: Lisa made a motion to adjourn. John 2nd. Motion passed unanimously.

Respectfully submitted by Board Secretary


