

Wildwood Board of Directors Meeting September 9, 2017

Board Minutes

Present: Tammy Spyers, Trudi Elliott, Ron Tesson, Hank Short, Tami Kiso, Robyn Overly

Absent: John Haynes

- Opening
  - Prayer and Pledge of Allegiance
  - Review and Approval of last meetings minutes
    - Corrections discussed.
    - Tami Kiso made motion to pass minutes; Trudi Elliott, seconded; passed unanimous by all present.
- Discussed documents to be posted to Wildwood website
  - The following documents need to be posted allow easy access by all lot owners:
    - Bylaws and covenants
    - Schedules
      - Calendars need to be updated.
    - DNR information
    - Affidavit of Document Ineffectiveness and Release
  - Ask administrator of website to make an additional link.
    - Tammy Spyers will discuss with website administrator making link
      - Informational lot owner documents
    - Action Needed:
      - Get website administrator documents to post
- Discussed Summary of Agenda with additions and deletions
  - Open meeting agenda updated
- October Lot Owners Meeting Agenda
  - Discussed items for agenda
    - DNR update
    - Financials
    - New board members sworn in
    - Lot owner questions
- Reviewed Financials
- Holiday weekend
  - Should not be special events on holiday weekends
  - Security was not told it was special event price
  - Security gave them a special colored tag
  - Resolution September 2017 #1
    - Robyn Overly made motion
      - No special event priced \$1 per vehicle on holiday weekend.
      - Holiday is \$25 per vehicle entry no exceptions.
    - Ron Tesson seconded
    - Passed unanimous by all present
- Office Hours needs to be posted on door.
  - Tammy asked office staff to post on door.
    - Action required:
      - Office staff to post hours on door. Completed 9/9/2017
- Check email from Lot Owner
  - No new emails
- 9:50 leave for open meeting

10:00 AM – Club house Open Board meeting

- Meeting started with questions from Park Council to the Board
  - A lot owner wanted to hold a Painting Party

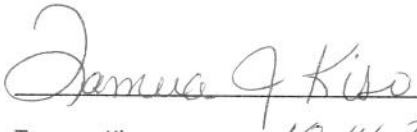
- Discussion on subject:
      - The activity where you pay to get instruction and paint a picture.
      - The board questioned that this would open the park to other businesses
      - It could be done as a non-payment social activity
    - Action Required:
      - Board will discuss and get back to PC
- Asked if in next mailing to lot owners an insert could be added asking for volunteers
  - Discussion on subject:
    - Next Mailing is about DNR, this is not appropriate to be mailed with DNR mailing.
    - The board felt that social media and information in Hooter, the marquee sign and word of mouth was appropriate way to get help.
    - Social committee is especially lacking help, and activities will not continue without more help.
- Park Council indicated in an advertisement that says WW has walking trails
  - Discussion on subject:
    - It was discussed that at one point we did have walking trails, but we no longer have a trail.
    - If there are no walking trails then the advertisement once found needs to be updated. PC was not specific with what advertisement was found with this information and should provide the board with details so this can be corrected.
  - Action Required:
    - Trudi Elliott has presented a proposal to past board on adding a walking trail, she will pull that information back out and present it again for proposal to include walking trail.
- Why is holiday pass rate not through Sunday
  - Discussion on subject:
    - Park Council believes that it should be extended through Sunday
    - Thursday through Monday morning would be holiday rate
  - Action Required:
    - Board will discuss and get back
- There is no Gate in between baby pool and big pool
  - Discussion on subject:
    - Will check if it has been ordered or old gate found
    - Kiddy pool needs sign that parents need to be with child in kiddy pool and security needs to enforce.
    - Gate needs to be auto closing gate between pools
  - Action Required:
    - Board to discuss with Maintenance
      - Board discussed with maintenance, the old gate was found, and will need to have repairs to be used. Updates will be made before pool is opened in 2018.
- What is total number of holiday passes sold for Labor Day?
  - Discussion on subject:
    - September is not included in financial received this month
    - Total number of passes can be gotten from Bill
  - Action Required:
    - Robyn Overly will get this to Randy Hudson for next Park Council meeting
- Park Council asked since we cannot lock out members in good standing how we can know how to police them.
  - Discussion on subject:
    - Suggested to get the list of non-payers so you can see in office similar to stores posting people that write insufficient funds checks.
      - Has not been done yet
      - Will need to consult with lawyer if we can post members who are delinquent.
    - Discussion on what we can or cannot do for a member not in good standing
      - Can we shut off water since that is a service?
        - Lawyer was asked prior and it is not allowed
    - Statements should be sent out monthly and if the account is delinquent they should be receive information of limitations of Member not in good standing.
      - PC recommended should be in bottom of each bill so each lot owner knows
      - Action required:
        - Board to discuss with Park Administrator if possible for bottom of statement

- Discussed with Park Administrator, and said there is not enough space on the quick book memo to place the information needed. It would have to be added with the mailing as separate page.
  - Can there be policing bathrooms on holiday weekends to cut down on vandalism of our comfort stations?
    - The Board agreed that we cannot afford to have security at each comfort station
  - Larry Newman stated checked with conversation about skunk issue he is having.
    - He reported his findings from Department of Conservation:
      - They suggested live trap and take to lake to dispose of.
    - Discussion on subject of trapping within Wildwood:
      - There was discussion we needed to change B&C for trapping
      - Trapping is in the rules in regulations not B&C
        - Can be changed
        - #5 on Oct 2010; Trudi read regulation.
      - There was discussion that there should be a statement added to regulation that trapping of nuisance animals is excluded from the regulation.
      - Larry was given permission to get rid of his skunks as indicated by the regulation instead of changing regulation at this time.
  - Randy Hudson asked about no smoking sign on women's bathroom at Turkey Park.
    - Discussion on subject:
      - There had been a sign earlier this year, but was removed at some point.
      - It is suggested that instead of a taped sign the doors be painted with the no smoking indicator.
    - Action required:
      - This will be discussed with maintenance.
        - The board discussed with Park Administrator to discuss options with maintenance.
  - Phillip and Goldie Eck where recognized and thanked for their work on painting the Wildwood sign.
  - Phillip Eck said he was questioned by lot owner on how often to cut on dams of upper Canyon view, behind clay pits.
    - Discussion on subject:
      - Dams need to be clear or could be DNR issue
    - Action required:
      - Board will discuss with Lonnie mowing less times each year.
        - Once a month mowing of dam areas
- The board continued with the rest of the open meeting agenda
  - DNR
    - There will be a mailing to update all lot owners to give update.
    - We have a timeline from Engineer
      - Tammy Spyers read the timeline
        - Board still needs to get holding tank indicator model approved with Engineer.
    - Replacement holding tanks
      - Lot owner stated she had a leak on holding tank at Canyon View 004&5
        - Needs to have replacement tank
        - Upon questioning from board lot owner stated it is filling up when raining.
        - Board will discuss with Lonnie, and have him contact the lot owner.
          - Board discussed with Lonnie.
      - Phillip Eck also asked about replacement tank
        - Board stated he should submit a written request to board
  - Affidavit of Document Ineffectiveness and Release
    - This document changes the voting back to per lot owned.
    - Copies are available at office
    - Wording to put envelope with the ballot information was given by attorney
    - Board voted and approved at August minutes and it was in effect at that time, per lawyer.
      - Filing was completed afterwards.
      - There was discussion on how the board can do filing and notarized signing after it was in effect.
        - Example was giving if you buy land from someone do you own it when you purchased it not when it is recorded at the county.
  - Security
    - There was fight on Labor Day weekend

- Sheriff called and arrests were made.
    - IA to follow upon fines
  - Board passed Resolution September 2017 #1 this morning prior to open meeting that there will be NO special event \$1 passes for holiday weekends.
  - Financials
    - Labor Day weekend were not included in financial statement for this meeting, information on passes and sales will be included in next month's financials.
    - Mike Wooley was asked if we should get more space at coast to coast.
      - Funds are not available to do this at this time.
  - Internal Affairs reported
    - Who and when votes for Board and Park Council Election will be counted.
      - October 7, 8:30 am will meet to count
        - Board members:
          - Trudi Elliott
          - John Haynes
        - Park Council Members:
          - Sue Sneller
          - Dwayne Overly
        - Members at large:
          - Karen Bennet
          - Jan Langsdorf
        - Members counting will be subject to change based if not listed members are not available for counting.
  - Questions submitted to board
    - Can you serve on Park Council if you are past due on accounts
      - Discussion on subject:
        - Mailing needs to go out with the delinquent bill to let lot owner know they are not in good standing.
        - You are not allowed on common ground so you would not be able to attend meetings.
        - Normal protocol for not attending meetings and dismissal from duties can be used.
        - Can Security and IA know list of members are not in good standing?
          - Action required:
            - Board will need to verify with lawyer it can give this list to IA.
  - Open meeting adjourned.
- Post Open meeting - 11:35 started re-adjourned.
- Met with Internal Affairs.
  - Member not in good standing needs to go in mailing.
  - PC wanted to know about cost of extra dumpsters
    - Why weren't they called to get pick up before holiday
- Maintenance report.
  - Dumpster situation on holiday weekend.
    - Company had to come back to get additional trash because truck was full.
    - Maintenance needs to insure that trash is emptied directly prior to holiday weekend.
    - Maintenance discussed they see large amounts of trash being brought in all time
  - Mower has replaced using three bid process.
  - Lonnie discussed there is a lot owner wanting new holding tank
    - Has small tank
    - He has not filled in work order
    - Can do replacement.
  - Discussed with Lonnie what must be done in
    - DNR deadlines
    - Critical before other work orders.
  - Gate was found for between kiddy pool needs to be fixed.
    - Will be fixed before spring
  - Back flush issues with pool.
    - Pool issues need to be fixed before next year
    - Breaker tripping and throwing fire.

- Oxidation causing issues.
    - Lonnie to check with cost from Callaway Electric to come behind and put poles in.
    - Needs switch on little motor instead of plugging and unplugging.
- Permanent resident application were reviewed with following actions based on current bylaws and covenants.
  - Canyon View – one
  - Deer Park – one
  - One not yet 55 must be resubmitted
- Vendor passes;
  - Not being handled correctly;
  - Security needs to aware this is same as visitor passes
    - Lot owner must escort to and from gate or make arrangements with Wildwood services to do so at a fee.
    - New Vendor passes will be created.
- Meet with park administrator
  - Discussed financial details
  - Discussed monthly statement past due needs to include member not in good standing notification.
  - Discussed detailed Office Procedures need to be created.
    - Office state will work this process during normal daily schedule
  - Vendors passes.
    - Laminated vendor's pass
      - Office should make and number these
    - Should be escorted to lots
  - No more Special event passes on Holiday weekends.
  - Bill will discuss with Lonnie the no smoking on women's bathroom turkey park
- Office staff, Cate Roberson and Robyn Witt discussed with board
  - List of ways to make money.
  - Clothing has 1 bid and in process of getting 2 more bids
    - After bids received they may order a small amount for sale during fall season.
- Motion to adjourn made by
  - Robyn made motion to adjourn 2:45
  - Seconded by Hank Short
  - Passed Unanimous by all present.

Respectfully Submitted by Director Tamera Kiso

  
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 Tamera Kiso on 10-14-2017