

Wildwood Lot Owners Association
Board of Directors Meeting
September 8, 2018

Meeting called to order at 8:06 am by Trudi Elliott. Prayer & Pledge of Allegiance followed.

Present: Trudi Elliot, Robyn Overly, Tami Kiso, Randy Hudson, Hank Short

Absent: Chris Bayless

Lonnie meeting

Letter from Husky. We have letter from Husky advising they are unable to supply balance of monitors within the time needed. Randy to contact Erin. Erin Myer-Heideolph. Will ask Erin her opinion about lot owners who refuse or we are unable to contact.

New waste water pump in pump truck working great. Pumping time reduced to up to 50%. Dealer has one more pump. We discussed purchasing as a backup. Dealer wants \$890. For now we will pass on the purchase. Pool – we are pouring a treatment into the pool. Will need heater in pump house. Hank to get 3 bids on blower heaters.

Randy to call sheriff for introduction. Ask for increased visitation in park.

Discussed non-authorized residents. Need to send letters. Develop watch list of lot owners perceived to be living in park. Tami to lead task.

Discussed grass cutting in front. Will ask lot owner who is cutting lagoon, dam & pump house to cut in late September or October. No cost to Wildwood.

Lagoon maintenance – tanks for chlorinator & de-chlorinator should be available in October. DNR deadline is Nov 15.

Sewer lines to replace – We have several feet to replace and we need to have a plan to present to DNR for future repairs of pipe that is jeopardized but not in immediate repair. Lot owner will be able to rent equipment thru his employer for about \$300 vs. us renting for about \$4,000. We will look for lot owner volunteers to help in the digging.

Lonnie to discuss with Husky about paying for our labor on repairs. Make work orders. We need 20 replacements. We have 50 on backorder.

Lots purchased at court house auction on August 27, 2018 were funded with a 12 month un-secured, zero interest loan from an anonymous lot owner. We purchased 21 lots. List will be published on the WLOA web site. The lots were primarily purchased to:

- Prevent new lot owners from buying lots at a fraction of their value, and these lot owners would add to the stress of the infrastructure
- WLOA will re-sell the lots

Park Council meeting

Fun Runs coordinator – wants to do a haunted house. Wants to use pool shower house. Approved.

Moving vehicle stickers between vehicles. We have had at least 2 incidents whereby people move a vehicle sticker from one vehicle to another. Park council suggested fine levels. First offense \$100. 2nd offense \$250.

Lot owner asked about ballots. Has not received ballot. Told lot owner to check with office.

The results of the lawsuit were requested. Randy to ask attorney for confirmation.

Discussed law suit. Explained lawsuit is dismissed. Need verbiage from attorney to post.

Wildwood Lot Owners Association
Board of Directors Meeting
September 8, 2018

Discussed assessment increase. Lengthy conversation. Re-identified our primary assessment was reduced from \$525 to \$350 in 2018. And the December 2017 discovery from the past park manager that our liability insurance policy was cancelled in 2011 by the then board of directors. The un-planned, un-budgeted cost for a liability insurance policy ongoing for Wildwood is approximately \$58,000 annually.

Lot owners addressed sending letter with assessment. BOD will make a conscious effort to send detailed financial information along with a condensed statement

Aluminum recycling – still a topic to discuss. Keep the recycling at a lot owners' site for now. [Possibly next summer when park traffic increases we can consider some type of container at the front of the park]

Vendor list – Park Council is still working on it. Creating application to vet for insurance etc...

Large equipment on holiday weekends. We cannot stop it.

At the chapel we have a 12 & under track. Discussed a 12 & up track. Would be a volunteer program. Area behind dam behind big lake.

Discussed vehicles in park that are street legal, but not licensed. Park Council to refine rules

Camp ground Host – discussed concept. Park Council to review further.

Trash being thrown in dumpster – lot owner came into park and dumped trash. Bill T. to review video. Lot owner entered park at 6:30 pm on August 26. Dark colored truck.

Discussed open meeting. Moving board meeting to club house starting in December.

Discussed re-establishing covenants & bylaws committee. Larry Simms & Cristy Herron are park council members. Need two board members and 2 lot owners (at large). Need to review. Fred Jones volunteered to be an at large.

Oct 6th we count votes from election. Mike Tanner & Debbie Johnson are counters.

Trudi explained the acquisition of the lots sold at the county auction. Private lot owner gave Wildwood an unsecured, 12-month, interest free \$5,000 loan to purchase lots.

Board meeting reconvened 12:13pm

Moving vehicle stickers between vehicles. We have had at least 2 incidents whereby people move a vehicle sticker from one vehicle to another. Park council suggested fine levels. First offense \$100. 2nd offense \$250.

Tami made motion to accept park council recommendation. Hank 2nd. Passed unanimously.

Resolution 20180908.1

Discussed statements on delinquent balances. Effective September 30th monthly notices will start charging interest the day the balance becomes delinquent. Robyn to talk to accounting firm.

Robyn made motion to charge interest on late balances. Tami 2nd. Passed unanimously.

Resolution 20180908.2

Assessment increase

Extensive review of yearly line item expenses for 2015, 2016, 2017 & ytd 2018 & forecasted balance of 2018

Tami proposed 2 votes.

Amend Bylaw 8.3.4.a. Add \$75 per lot annual assessment increase on all lots

Add Bylaw 8.3.4.E Incremental \$25 per lot annual assessment to fund CIMR

Randy 2nd. Passed unanimously

Wildwood Lot Owners Association
Board of Directors Meeting
September 8, 2018

Tami to post letter from Missouri Dept of Cons. Regarding logging.

Randy is still working on an updated lot owners list

Hank to follow up with Lonnie regarding B270. We need a bid to cut down a tree on B270. B270 is WLOA owned. Tree is leaning towards lot owners' camper

Tami to talk to Cindy about calling delinquent lot owners who are 90+ days but less than \$500

Insurance on buildings. Will keep deductible at \$1,000
Robyn will pay annual assessment.

Hank to follow up on gate repair with Lonnie. Sheriff has not sent report. Tami to follow up with Sheriff's Office.

Tami to order signs for construction gate – both sides. "Electronic Gate, Attendant required to operate." This is needed to make damaging the gate a criminal offense.

- Recently a coast to coast renter pushed open the gate with their RV to exit the park. The gate was damaged. Final cost to repair is unknown but likely \$300-\$500. Sheriff's Office advised that the action of the renter was more of ignorance than criminal. We will send the repair bill to the camper. If the renter does not pay we will inform the camping organization of the renter's actions.

Lot sales – payment method for all future WLOA owned lots will be by cashier check only.

Lot owners list for MCA collections with updated lot owner info. Randy to continue to work with Cindy. We need to supply names, addresses, phone numbers etc...

Lots purchased from Callaway County – need to post on web site. Trudi to clean up list to remove lot owners names etc.

Discussed letters' to lot owners about monitors. Need to review and send after Randy talks to Erin at DNR.

Motion to Adjourn at 5:30 by Randy. Hank 2nd. Passed unanimously.



Respectfully submitted Board of Director