

Wildwood Acres Association, Inc.
Annual Member's Meeting
July 17, 2016

1:00 p.m. President, Jeff Allen called the meeting to order and welcomed the 18 members in attendance

Roll Call of the Board Members in Attendance:

Jeff Allen, President

Judy Lang, Vice President and Treasurer

Jerry LaFrenz, Vice President

David Bassett

Minutes from 2015 Annual Meeting were read. Motion to approve by Mike Reuter – 2nd by Gene Medberry – All in favor – approved.

Treasurer's Report (Copies are available to all member's at the clubhouse to review, member's may also request a copy via email: wildwoodboard@yahoo.com)

Explanation of fiscal year: Wildwood Acres Association, Inc. has been on a fiscal year from July 1 to June 30. This is not our IRS tax year, nor our non-profit financial year. WWA Association, Inc. files a calendar year tax and we file our non-profit financial information with the calendar year. Our BOD may set the fiscal year per the association By-Laws. Your current BOD at the regular BOD July, 2016 meeting, approved changing the fiscal year to January 1 – December 31. **How does this affect the change in your assessment billing?**

1. The assessments paid by members last year was for July 1, 2015 through June 30, 2016.
2. You will now be assessed for the remaining 6 months of 2016. This will effectively close out the 2016 fiscal year.
3. New billings will come out for the 2017 regular calendar year – January through December.

Included in the Treasurer's Report were physical copies of the following information:

1. Wildwood Acres Association Assets as of June 30, 2016
2. Wildwood Acres Association Statement of Activity July 2015 – June 2016
3. Wildwood Acres Association Budget: July 2016 – December 2016
4. Wildwood Acres Association Budget: January 2017 – December 2017
 - a. 16 lots were sold, 14 new members and 4 w/permanent campsites
 - b. 6 lots in Jones Co tax sale are at the end of legal waiting period in September
5. Due to ACH payment plan and members' participation in this plan, Wildwood has all but eliminated delinquent accounts.

Motion made by Barry Allison to accept the Treasurer's Report and budgets – 2nd by Mike Reuter – All in favor – approved.

Committee Reports:

Architectural Review – Quiet – no report presented

Building and Grounds:

1. Jerry Lafrenz reported on the upgrades occurring at Act I.
2. LP tank is in place. At this time, tanks may be left on Cardinal Hill for filling with a reminder to identify your tank. Payment for LP can be placed in Clubhouse office drop slot.
3. Charcoal grill is installed at the new swing set and playground.
4. Ramp to clubhouse door in place.

5. Roads:

6. Jerry Lafrenz reported on the resurfacing of Crane Ct. Board is looking into doing the same improvement to the other 2 roads in addition to patching Wildwood Drive.
7. These three projects will run about \$20,000.00 (+)
8. Rock will be placed on targeted areas to control erosion and aid in maintenance.
9. Jerry explained that these projects are on-going and part of the board's continued goal to not only maintain, but improve Wildwood's infrastructure.

Campground Report:

1. David Bassett reported on the plumbing upgrades completed in Act I and in the overall electrical upgrades completed in all camping areas. New sites were added in Act 2 and 12 new guest camping sites were added by the river.
2. There is a new washer and coin-operated dryer at Act I. Please use the honor system with the washer to help defray cost, i.e. keep track of loads.
3. Question: When will the 911 signs be placed? WW has posts – Campers may place them at any time. Several more will be ordered for the new sites.

Social:

1. February Pizza Party was very successful!
2. Defibrillator Training was attended by several members.
3. Wildwood Pride weekend was attended by several members
4. 4th of July Parade and Kids Carnival was a successful event.
5. Upcoming Events:
 - a. Fall Karaoke Night

Wildlife and Habitat

1. Dock needs to be coated w/water seal
2. Lake was successfully stocked
3. Ice fishing was popular during winter months

Farmland/Landsales: (see lots sold under “treasurer’s report)

1. Members please refer interested parties wildwoodboard@yahoo.com

Policy/Review

1. Restrictive Covenants must be renewed by February of 2017.
2. Jeff Allen, President, asked members present for a show of hands if members wished to continue with the Restrictive Covenants. All members present and board members present raised their hands with a yes vote. There were no Nay votes. The question below was then posed?
3. Members please read and review: www.wwacres.org Do you, as members, wish to have any changes made? It was agreed that there should be updates and wording changes.
 - a. If covenants are changed, all members must vote on the changes.
 - b. Communicate with the board if you wish to suggest changes.
4. Membership Acknowledgement Form will be mailed out with the assessments.

Old Business:

1. Magnetic decals of the Wildwood Logo may be purchased: large = \$4.00, Small=\$2.50
2. Question: Who is trained on AED unit? Of those present at meeting:
 - a. Jerry Lafrenz
 - b. David Bassett
 - c. Mike Reuter
 - d. Barry Allison
 - e. Jeff Allen

Thank you to those who are trained. Mark Lang has the training video. Please ask to watch as “minutes count!”

3. Campground Septic Update:

- a. Phase 2 is complete
- b. In process of receiving permits. Phase 3 should be underway by late summer/early fall

New Business:

1. AED Unit in Act 2 and Act I
 - a. Sandra VanWinkle offered \$1000.00 toward placing an AED unit in Act 2. Thank you Sandra! Board will accept and ask for more donations to make this happen asap. Thank you Sandra!!
2. Member concern over the overpopulation of deer at Wildwood. Question: Would Wildwood Acres Association, Inc. consider a targeted bow season?
3. Member question: How does one call 911 without cell service at Wildwood Acres?

Election of Board Members:

1. Rick and Rita Kilburg served as judges. They opened the mail in ballots in the office. There were no write-in candidates.
2. Those running for the board: Jeff Allen, Judy Lang and Rick Livermore.
3. Jeff asked for more nominations from the members. There were no nominations.
4. There were 3 seats to be filled.
5. Virginia Anderson-Larson made a motion to cast a “unanimous ballot” for those running. 2nd by Lois Bassett. All in favor – approved.
6. All those present raised their hand in favor of those running. There were none opposed.
7. 2016/2017 board of directors: Jeff Allen, Judy Lang, Rick Livermore, Jerry Lafrenz and David Bassett.

Jeff Allen thanked all members for attending and read the following statement from the BOD:

2015/2016 – Board Actions & Future Planning

Dear Wildwood Members,

Your board has accomplished much since the annual meeting of 2015. Please note the newsletters that are placed around the clubhouse which highlight actions and activities of the 2015/2016 year.

We have worked on ventures to improve our natural surroundings, stock our lake, expand and maintain our infrastructure, update our buildings and facilities, labor on ongoing projects such as the surfacing of roads leading to homes, campground enhancements and septic phases, upkeep and cleaning of our general community, hosting events to bring our members into fellowship, inviting our members to participate in volunteer efforts, bring in \$\$ by the sale of lots, increasing our camp sites and developing new guest camp sites. The list goes on and on.

Goals: The board will maintain these ongoing efforts. We need your help!

We know that you receive our emails, our newsletters and our postcards. We want you to be informed and we ask for your participation and feedback.

Sincere and gracious thanks for all who lend a helping hand, for those who enjoy the beauty of this wondrous place and for our members continued support.

Wildwood Acres Association, Inc. Board of Directors, 2015/2016

Public Forum:

- Disappointment was expressed that more members did not attend the meeting and that members do not volunteer.
- Members please take responsibility for your guests.

1. Members need to take responsibility to keep all of Wildwood Acres buildings and properties clean. Other members should not have to clean up after you. We do not have 24/7 cleaning crew!!
 - a. Clean up buildings after use.
 - i. There is a floor vac in Act I laundry and Act II bath.
 - ii. Sanitizer wipes in all bathrooms for surface clean and shower heads.
 - iii. Replacement paper supplies in all bathrooms.
 - b. Close doors and turn off lights.
2. Recycle!!!!!!

Motion to adjourn by Mike Reuter – 2nd by Virginia Anderson-Larson – All in favor – Adjourned

Respectfully submitted: Gayle Hartwig, Administrative Assistant to the Wildwood Acres Board of Directors.

BOD members met after the meeting: Officers for 2016/2017

Jeff Allen, President

Judy Lang, Vice President and Treasurer

Jerry Lafrenz, Vice President

David Bassett

Rick Livermore