

Wildwood Valley Property Owners Association and Club
Annual Membership Meeting – May 30th, 2021

Directors Present: President Jim Nihls, VP Ernie Zack, Treasurer Kathie Nihls, Secretary Mike Von Hagen, Blair Wickman, Dave Dohring, Bill Stapels, Dennis McCarthy, Dave Andrusiak, Steve Johnson, & Linda Manier.

Directors Absent: Carrie Dorcey

Call to Order: Meeting was called to order by President Jim Nihls directly following the Lake Front Property Owners meeting (approx. 12:21PM)

Secretary's Report: Due to Covid-19 restrictions, the last formal meeting minutes are from the Sept. 1st, 2019 Semi-Annual Membership Meeting. Mike Von Hagen noted that the BOD's have been keeping the membership updated on all current events and issues via multiple newsletters submitted via e-mail throughout the last year and a half, and stressed to all in attendance to insure to provide their current e-mail address in order to receive future updates. A motion was made by Carol Orth and seconded by Nancy Nickodemus to accept the minutes. The motion passed.

Treasurers Report: Kathie presented the fiscal year Treasurer's report (May 2020-April 2021), with a verbal update on May expenditures and income. A motion was made Linda Manier and seconded by Blair Wickman to accept the Treasurer's report. The motion passed. Current approximate balances are:

- General Fund: \$34,000
- LMP Fund: \$71,800
- Dam Maint Fund: \$29,611

WVPOAC Raffle: To date, 360 tickets have been sold/collected.

Committee Reports:

Membership: 2021 dues are to remain the same as previous years at \$75.00. Kathie reported that we have eighty-five (85) paid members YTD for 2021. New members are: Ken & Carrie Hall, Stu & Joan Lorton, Mark & Melissa Logie, Beth Schweikhardt, Steve Hable Jeff & Michelle Mosley, Gloria Canotenutt & Robin Rhymer, and Nick Herzek.

Social Activities/Events:

- **Pontoon Poker Run:** Event to be held on Aug. 7th, and be done like it was 2 years ago; coordinated by Ernie Zack and Millie Mann; still need two (2) more homes as sponsors
- **Boat Parade:** Event date is Sat. July 3rd; contact Joyce Spoolstra for details. This year we will have games for all at the clubhouse (like corn hole).
- **Clubhouse Grass Maintenance:** Dave Andrusiak will coordinate once again in 2021, and still needs volunteers to cut grass.
- **Hayride:** Event date is Sat. Oct. 9th, starting at 1:30PM at the Association clubhouse; **Chairperson/Coordinator needed!!!**

- **Golf Outing:** The 24th Annual Association Golf Scramble will held on Saturday, July 17th. This event will be chaired/coordinated by Greg (Doc) Perry. Signup for members only until July 1st. Player entry fees were increase \$5/person to increase support Brave Hearts.
- **Trash Amnesty Day:** Event date is July 24th from 9AM-4PM; location is yet to be determined. No hazardous materials and no construction demo materials.
- **Garage Sale:** Event will be held the weekend of July 30th and 31st (Friday/Saturday), and coordinated by Dave Dohring.
- **Fishing Contest:** Bob Nickodemus is retiring as coordinator and official measurer. Daryl Nichols has agreed to take over as coordinator/measurer.

Clubhouse Upgrade: (presented by Ernie Zack)

Short term plan is to do some electrical upgrades (additional outdoor lighting), and long term plan is to replace all the windows and install exterior siding...but cost/funding/approvals are not finalized for discussion.

Bottoms Land Up (BLU) Status: At a prior meeting, the membership agreed to repay BLU LLC in full their purchase price of the bottom lands by end of year 2021. To date, the remaining payback amount is approximately \$18,000. Lot 7 is for sale on the open market, and the sale would more than cover the remaining payback amount, bu the sale time is uncertain. As noted in the earlier Treasurer's report, the WVPOAC available cash is approximately \$34,000, and with no major expenses or planned facility upgrades within the next year, there is more than enough available cash to pay off BLU. As such, the BOD's voted to use existing WVPOAC funds to repay BLU their remaining payback amount (approx. \$18,000) as soon as possible. Also, the BOD has agreed to reduce the Lot 7 selling price to \$39,900 to get below the \$40,000 level and enhance a sell.

New Business:

WVPOAC BOD Elections: Ernie Zack is the only current BOD up for re-election. Greg (Doc) Perry is also nominated and agreed to run for the BOD. A motion was made by Bill Harding and seconded by Justine Gallagher to elect the aforementioned BOD's. Motion passed by all.....no exceptions.

Merchandise: Bill Stapels has a table setup at this meeting to take orders for T-shirts, long sleeve shirts, and hoodies. Please support WVPOAC.

Causeway Road Issues: Permit was approved for Rip-Rap repair; date TBD.

Wildwood Lake Roads: A road project was approved to "tar & chip" the roadway around the lake...to be done one lane at a time to provide adequate time to "dry"...no driving on repaired lane until the next day Project to start July 6th. \$100,000 project; estimated to maintain the road for another 10-15 years.

Lakeway Drive Road Issue-Curve by Clubhouse: This part of the road will also be addressed with Nunda Township Road Maintenance, as the edges are severely cracking and loosing roadway.

Final Note: Millie Mann is leaving us...it is with heavy hearts that we see here go...thank you so much Millie for all you've done supporting WVPOAC and enjoy your new beginnings...you will be missed so much you don't even know!!!

Adjourn: President Jim Nihls adjourned the meeting at 12:40 PM.

Respectfully submitted, Mike Von Hagen, Secretary