Membership Meeting

7-7-18

* Kim read the minutes. A motion was made to accept and 2nd. Motion carried.
* Deanna read the treasurer report. A motion was made to accept and 2nd. Motion carried.
* Pat Bullo talked about the parks finances. Some Historical background is:
* **Income: Steady increase over 5 years…Avg $276k per year**
* **Expenses: Until 2016 consistently underran budget**
  + - **2016 and 2017 considerably higher than avg. ($242.5k) Last 2 years $255.9k**
* **Capital Reserves: Average over past few years $300-319k**
* **Accounts Receivables/Dues: ZERO for 2017**
* **No dues or assessments in over 8 years**
  + Pat also talked about improvements to the park in the past years. Some have been saying nothing is being done on Facebook chatter. Pat responded with
  + **WATER PROJECT: Investment of over $200k**
  + **Garage/Shop**
  + **Ice Makers**
  + **Cash payment for heating system for pool**
  + **Cash payment for upgrade hot water system in showers**
  + **Security System: gate & cameras**
  + **Replacement of well pump and upgraded to meet state requirements**
  + **New Pool pump & filter system**
  + **Exterior painting of Lodge**
  + **New Mower purchased this year from Capital Reserves**
  + **Upgrade/Repair Caretakers house to increase life of Asset!**
* Pat made a motion to increase the dues $25 a year for 2 years to keep up with rising costs and to make sure that we are within what the bylaws read. Carl 2nd. Fred Pelligini asked if this was permanent increase and Richard G said yes. Fred thought Richard had said it was temporary before. Richard said he never said that.
* **Pat told the membership that When you buy a membership, it’s just like buying a house.**
  + **The Purchase Price is your initial investment**
  + **Dues pay for everyday expenses: lights, heat, water, taxes, insurance, etc**
  + **Reserves (Savings Account) pay for: Vehicles, Mowers, new roof, new garage, remodel projects**
  + **REMINDER: You own a membership (not a Lot) with the exclusive use of the Lot(s) assigned to your membership. When we improve our assets, the value of your membership increases….just like with your home.**

**The value of our Land, Buildings, Equipment is $1,346,800 EOY 2017 an increase of $312.5k over 5 years.**

The motion was called for a vote. The vote was so close that it was counted 3 times. Motion failed 59 to 54. Richard replied I hope you know what you said no to.

* Deanna started to ask the membership for permission to purchase a new washer and dryer but Richard said we cannot afford to do it with the increase failing.
* Gary Loomis motioned that the clean-up committee who inspects lots make a phone call to the member before a fine is set. If they do not comply then a fine will be issued after 10 days. After 14 days if nothing is done then they will be suspended. Motion was 2nd but after a lot of conversation they thought the by-laws should be written differently. Tracy Dawson offered to help with looking over bylaws and rewriting sections that need updating. Kim will send her an electronic copy. A member was very angry over her fine. She felt it was unfair. She became aggressive with her conversation at one point. Richard asked her to calm down. She then left. Several people talked about the cleanup and there fines. Some felt they were unfair. Richard said if people wanted to come to the board and talk to them about there fine we would be happy to listen. Kim told the membership the board was in a hard position because some members are complaining about dirty trailers and unkept lots and others were complaining they got the fines. It was voted on and in the bylaws that NO warning letters would be sent. It is the member’s responsibility to keep their lot in compliance. If they want this changed it needs to be posted for 3 months then voted upon by membership at a meeting.

Meeting adjourned. Respectfully, Kim Adams, WWP Secretary