



# HOLIDAY EDITION

## Wildwood Lake HOA Full Member Meeting

December 11, 2020



# Agenda:

- WLHOA Bingo
- Dam Update
- Financial Update
- Recognition
- Election
- 2021 Projects
- Questions, Comments

Happy  
Holidays



# Wildwood Lakes HOA Mixer BINGO

Must have 5 consecutive squares horizontally, vertically or diagonally.

## WLHOA Bingo:

- Sheet is available on our site
- First one to get a bingo, wins a prize (shout it out)
- Prizes to be awarded to winners
- Good Luck!!!



Lived in Wildwood MORE than 10 years	Has holiday decorations up	Served on the HOA board	Lives along the lake shore	Has picnicked by the lower lake
Retired	Has explored the Rock Island Trail (at least looked at it)	Passes out candy at Halloween	Volunteered to maintain common areas (e.g., front entrance)	Walks in the neighborhood
Is from Raytown	Lives away from the lake shore	Has helped with lake cleanup day!	Works from home	Has a pet
Has checked out the new HOA website	Is not from Raytown	Knows 5 or more neighbors	Has attended HOA picnic or Meeting (zoom counts)	Has seen a heron on the lake
Has walked on the dam	Has completed at least 1 home improvement project	Lived in Wildwood LESS than 10 years	Has children (can be adults)	Fished in the lake

# Dam Update:

- Work started this week (12/8) and should take 2 – 3 weeks
- Cost = \$62,750.00 (would have seen a 3% increase in 2021 based on material costs)
  - \$25,000 down payment already made
  - \$25,000 due at the completion of the project
  - Remaining \$12,750 to be paid once 2021 dues have been collected (at 7% APR)
- *Details:*
  - *545 linear feet of Dam*
  - *6-7' from dam*
  - *Install on a 1 to 1 slope using 12-18" shot rock*

**During construction, Dam is an active jobsite – for your safety, please stay away until job is completed**

# Financial Update:

- Bank balance November 30<sup>th</sup> = \$27,739
- 2020 general expenditures through end of November = \$8,300
- 2020 cost cutting moves
  - Lawn cutting the common area has been split amongst board members. We do have lawn service for the north side of the lake. Approx. savings of \$1,200 a year.
  - Moved the website to a new host saving approx. \$100 a year
  - Decreased the QuickBooks software to a basic version which saves approx. \$160 a year
- 2021 dues update – Due reminders were sent out, and we are starting to see payments coming in.

Electronic payments via Zelle can be made if your bank is a participating Zelle member just by using our email address [wildwoodlakehoa@gmail.com](mailto:wildwoodlakehoa@gmail.com). Please put your last name and house number in the notes so it can easily be identified as your dues.

# Thank you, members:

- Creation of fish habitats and seeding the lake with fish – Pete and Karissa Corepeny
- Website design and cost savings – Justin Perkins
- Mowing of the common area – Chris Bruenger and Al Stephens
- Mowing of the lower lake area – Jerry Kinman
- Maintenance of the beautiful front Island - Denise Thibault, Dave Wurth, Paula and Shannon Dunn and Al Stephens
- The members who have made donations to help fund the dam repair
- Jason and Jules Sneddon for maintaining the lower area and emptying the trash can
- The many members who joined us for our lower lake clean up day

**Thank you to all of the members  
that make this such a great place  
to live!**

# Election:

- Positions up for election:
  - Vice President (open) – Jason Sneddon (candidate)
  - Director (filled) – Al Stephens (currently holding position)



# 2021 Projects:

- Neighborhood Watch
- Continued Membership Drive
- Updating our Website
  - Newsletters **PLEASE SUBSCRIBE!!!**
  - History
  - Your main way to communicate with the board
- Online dues payment
- HOA Bylaw review
- Reinstating in person member meetings and events (hopefully)
- Lower lake maintenance



# Reminders

- Speed Limit is 25, remind your friends and family
- Next Board meeting to be held virtually on 1/12/21 at 7 pm



# Questions/Comments

Please use Contact us on Website

[www.wildwoodlakehoa.com](http://www.wildwoodlakehoa.com)





**THANK YOU**

# Your Board

## President - Rob Bennett

- I was born and raised in Grand Rapids, Michigan and lived all over the country before moving here with my wife, Jen, a week before our wedding at our house 3 years ago.

## Vice President - Open

## Treasurer - Chris Bruenger

- I grew up and have lived in Raytown pretty much my whole life. I moved to Wildwood in 2016 and love the strong sense of community. What I enjoy most is being able to go for walks in the neighborhood and seeing all the wildlife.

## Secretary - Karissa Corpeny

- Pete and I moved here from Lees Summit last year. We love the pace of Raytown and never thought we'd live on a lake! We're active in our church, I do leadership training, and I love to do landscaping! And I love snow 😊

## Director - Al Stephens

- I moved to Raytown in 1960 when I was 7. I graduated from South in 1970, then served in the Army from '72-75. I worked for my Dad's hardware store & then had a career with UPS from '83 to '13. Sharon and I moved to Wildwood in '16.

## Director – Erin Luttrell

- I moved to Wildwood Lake with my husband Korey and our five children, just over a year ago. I'm currently juggling my "day job" as a financial marketing strategist with virtual learning, and our kids' many activities. We appreciate how our neighborhood has embraced our large family; our neighbors watch so lovingly over each of us. Korey and I previously lived in Raytown, grew up in Independence, and have known one another since fourth grade.

## Director – Dennis Moore

- Lived in Florida the last 20 years and missed the change of seasons. I have family here in KC so I decided to move back and enjoy my family and the 4 seasons!!