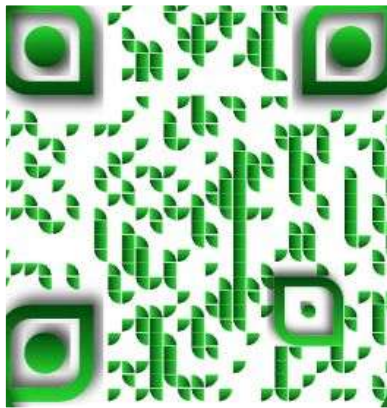




Wildwood News

Another successful and fulfilling Don Allen Sports day is in the books! Over 150 participants, 50 caregivers and 100 volunteers.

Wildwood has hired Provident Utility Advisors consultants to provide options for maintaining ownership of our water/sewer systems at higher rates per user vs. selling the water/sewer systems to an outside entity. A phone meeting is scheduled with the consultant on Thursday, June 5th. You can submit questions you'd like asked of the consultant by using the QR code below or contacting a board member.



Next Board Meeting:

June 26 / 6:00 pm

Upcoming Events

June 7
MGA

June 14
Dies Community Golf Tournament

June 15
Father's Day

June 19
Juneteenth

June 22 - 3:00
Couples 9-hole Scramble & Potluck
\$20 per couple - register at Pro Shop

June 28
Warren Softball Tournament

July 3 & 4
Office Closed for
Independence Day



Dam Repairs Complete And Lake Is Full!



Wildwood on the Internet

Go to www.wildwoodresortcity.com for financial documents, calendar of events, forms, and other documents. Document categories are located under the Pages column on the right side of the main page.

Wildwood's Facebook page is "Wildwood Property Owners Association (WPOA)" where you can find more information about Wildwood.

The beaver told the rabbit as they stared at the Hoover Dam: No, I didn't build it myself, but it's based on an idea of mine — Charles Townes

WPOA would like to express their sincere appreciation to the following people for their contributions to the Association

We would like to recognize Mr. Thomas Anderson, owner of Double A concrete, for the excellent job and the time and effort and efficiency he put into the rebuilding of the faltering dam. His crew worked tirelessly and without stoppage even through Memorial Day weekend to beat the rain and complete the job.

A big thanks to Mr. Tommy Hall for his endless updates and pictures and for being "boots on the ground" with continually updating the progression of the Lake Restoration Project.

Kudos go out to the entire maintenance and golf course crew and staff for the work in speedy clean up of the course and the entire Wildwood area in the recent wind storms. Applauding Donald, Aaron and their crews during the difficult time.

Thanks to Derek Crozier, Kirk Gillespie, Joe Guynes, Mark Lira and Jared Tipton and others in our community with extensive construction experience for their help and ideas to make the dam repairs come together.

Thanks to Gary Osberg, Jesse Munoz, Dan Shaddock and the large group of volunteers for another great Don Allen Sports Day.



After-Action Report

Lake Kimball Spillway Failure 2025

Early May

- John sends pictures of failing wall to POA attorney who says we need to take action to stabilize the structure to avoid being found negligent.
- John contacts TCEQ who suggests we utilize the original PE (Professional Engineer) to design a repair or fix if possible, using the original design so to avoid starting over with TCEQ approval.
- Original PE came onsite April 27th and promised to deliver a plan for a fix by the middle of the following week. To date, we have still not received this plan despite multiple attempts to reach the engineer.
- Several PE's were approached to assess and address spillway issues and each one refused to work on the project due to litigation status.
- During this time, two different concrete teams bid the project.

Mid May to Present

- Rains continued and spillway damage worsened every 8 hours
 - Valve opened to lower flow over the spillway
 - Drain hoses and concrete blocks used to divert water from most damaged area
 - One-third of the backside of spillway begins to sag and crack; erosion becomes vast

At this point, faced with what appeared to be an imminent failure and possibility of a complete loss of the spillway, the POA attorney suggested an emergency email meeting be called so that the Board could vote to spend the remaining spillway loan funds (up to \$279k) to secure and improve the structure. Motion passed 5/4

- The concrete company began immediately and worked almost every day, including Memorial Day weekend in an effort to strengthen the existing structure.
- As of 5/28, the repair work was completed and load out of debris and materials began.
- Funds still available from original loan: \$51,800k which includes new boat ramp expenditure



After-Action Report - Continued



04/21/2025



04/27/2025



After-Action Report - Continued



05/07/2025



05/08/2025



After-Action Report - Continued



05/09/2025



05/10/2025



After-Action Report - Continued Repairs Start



05/13/2025



05/15/2025



After-Action Report - Continued



05/16/2025



05/21/2025



After-Action Report - Continued



05/28/2025 - Repairs Complete & Cracks Sealed



Boat Ramp Repair



MEETING NOTES, DEPARTMENT AND COMMITTEE REPORTS
(This page and following 11 pages)

NOTES TO OPERATING ACTIVITY
BUDGET ANALYSIS
APRIL 2025

General: We ended April 2025 with the operations showing a monthly loss of \$467 and a year-to-date loss of \$43,428. (If you add March loss and the April loss, it does not equal the Y-T-D loss. April utility bills were posted in March and were removed from March and entered into April.)

The three major areas of cost overruns in Admin are legal fees of \$21k, insurance of \$33K, and depreciation of \$21K. There are smaller differences in income and expenses that could be a timing issue. All budget figures are on a linear basis (budget/12 months) while actual income and expenses are recorded when received or incurred.

The income at the Pro Shop exceeded the budget in April by \$15,357 and Y-T-D by \$1,371. There is an over expenditure in salaries of \$12k because more staff are needed in the shop since we are having large volumes of players most days.

We have all of the duplexes and apartments rented. The motel rentals are on the increase and Memorial Day weekend is already booked up.

Initiation Fees: In April we collected \$10,000 in initiation fees for 4 home sales. That brings the year-to-date total to \$15,500.

Lake Restoration Project: We received \$21,628 in fees in April. For the first three months, we have a shortfall of \$4k. The loan payment for April was \$3,680 for principle and \$14,483 for interest. On April 15th, we transferred \$50k from the dam fund to the principle on the note. (Page 1)

Investment Activity: Our Capital Reserve is held by Fidelity Investments. We have funds in a Government Money Market, Stock Funds, and Asset Backed Securities. Included is a summary of activity by account since January 1st. We have transferred \$45,000 to the capital fund in. We had a loss in our unrealized gains of \$2,261. We have earned \$3,502 on our investments since January. Since the market is rising, I expect our returns to be better in May. Our balance through April is \$445,016. (Page 2)

Accounts Receivable: In April, homeowners paid \$6.6K more than billed, brings the total collected over billings of \$25,897. Unfortunately, lot owners are \$57K short of billed amounts.

Capital Expenditures: No Change We spent \$12k in refurbishing/repairs to the pumps for the golf course irrigation system. Since this work extended the life of the pumps, the cost was capitalized. (Page 4)

A/R Write-offs: A new page has been added showing the amount of write-offs to the Allowance for Bad Debts asset account as being uncollectable. The write offs for the homeowners' accounts are for two homes that went to auction. These will be demolished in the near future. The write-offs for the lots are for those lots that have been returned to the WPOA. At the bottom of the report are the amounts residents owe broken down by size of the debt. Through April, we have 36 homeowners who owe in excess of \$248K.

We have completed all of the requested information for the water/sewer rate increase. I believe the request for the increase will be submitted to the Public Utilities Commission by the end of the month.

Board Meeting May 29, 2025 Golf Course Maintenance Report

We began this month with spraying the entire course with a preemerge herbicide to minimize weed pressures. Also with the increased temperatures, our mowing has increased considerably. Most recently we experienced a random wind storm that blew over numerous trees and left debris scattered throughout the front 9. Dealing with this cleanup has delayed our mowing efforts but will continue soon. Also recent rain events have delayed a scheduled greens aerification to the 1st week of June. Only 9 holes will be open for play each day for Monday thru Thursday of next week as we perform this necessary procedure.

Thank you,

Aaron Cox
Wildwood Golf Course Superintendent

Compliance Totals for April 2025

Front Gate –

Golf Passes- 1,558

Workers-989

Visitors- 1,667

Grill- 150

Incoming calls- 2,230

Turned Away- 14

Patrol Truck-

Dogs & Cats-1

Golf Carts/ Side by Sides-2

Misc Complaints- 18

Checked on report of gun shots- 2

Checked on a report of a suspicious person/ vehicle- 4

Dump opened – 6

Wellness Check- 4

Escorted out gate runners- 3

Had a “for sale” vehicle moved out of the “old store” parking lot

Monitored flooding for several days. The low water crossing had to be closed.

Responded to a fire call. Reported to fire dep as resident left the fire unattended. Resident did return home and extinguished the fire without the help from the FD. FD had responded.

Reported water leak to maintenance – 1

3 reports to Entergy for pole/line/light issues

Patrol drove 2,190 miles- averaging out to 73 miles a day.

In Wildwood for routine patrol: Hardin County- 3 Tyler County- 2

Both counties have not “solved” anything yet with the 9 vandalism reports that were filed. Tyler Co has since touched base with more questions to be asked.

PRO SHOP – May Board Report

Gross revenue for the period of May 1 through May 26 was \$64,110. Memorial Day weekend (Friday-Monday) brought in \$16,324 with Monday being a rain out day.

The course hosted four (4 tournaments) this month:

Woodville Rotary

MGA Spring Classic

Hardin County Rotary

CASA

An additional tournament is scheduled for May 30.

Three (3) of these tournaments have prebooked for 2026.

A monthly “couples” tournament hosted by the golf course and MGA has proved to be well received with 23 couples attending the two tournaments that have been held. The next “couples” tournament is scheduled for June 22. Registration forms are available in the Pro Shop.

Junior Clinics will held June 9-12, July 14-17 and August 11-14. Registration and information available in the Pro Shop.

A lady’s golf clinic is being planned for the near future.

**WILDWOOD PROPERTY OWNER'S ASSOCIATION
92 CYPRESS BEND BOX 903
VILLAGE MILLS, TEXAS 77663**

Maint. Report:

- Mowed all common properties
- Picked up dry brush as the dump is dry enough
- Removed trees out of all right aways on all roads after the recent storms
- Replaced PTO Clutch on one ZTR
- Replaced 3 deck spindles on another ZTR
- Replaced 3 spindles and belts on the butterfly Land Pride mower
- Repaired hydraulic leak on Backhoe
- Repaired hydraulic leaks on dump truck
- Installed 90' of culvert on Hornbeam
- Repaired 2" water line on Kimble Lake Dr.
- Read all water meters
- Rebuilt 2 wastewater pumps at the old country store lift station
- Jeted out a 6" sewer line on Cypress Bend
- Repaired / rebuilt sewer pond agitators

ARCHITECTURAL CONTROL COMMITTEE

The ACC met on Wednesday, May 14 at the WW Library. The meeting was called to order at 10:00 by Chairperson Wendy McDonald.

New member Larry Hodge was introduced to the committee. Chris Adkins is a returning member.

Members present were: Wendy McDonald, David Burkett, Chris Adkins, Larry Hodge and Mark Pavelchak.

Officers for 2025 are as follows:

Wendy McDonald – Chairperson

Chris Adkins – Vice Chairperson

Secretary – TBD

Old Business: A color change was requested and approved for a metal building at 301 Dogwood. The building was approved by ACC in April.

New Business:

1. New home construction at 108 Hornbeam – Approved
2. 6' fence on Water Oak (golf course) – Denied
3. 4' privacy fence on Lakewood – Approved
4. Metal building with carport on Cypress Bend – Approved

Sales:

House at 141 Water Oak

House at 106 Cypress Bend

House at 200 Sassafras

House at 202 Cypress Bend

Lot on Cypress Bend/Block 15, Lot 14

House at 706 East Wildwood

The meeting was adjourned at 12:00

OLD BUSINESS

- Update #9 Hole bridge – We have engaged Streamline with replacement of pilings that are damaged they will begin work when we get the canal pumped low enough... Maint. Will put decking on
- Lake restoration: we called the engineer of record he did a site visit on 27 April 2025 but never engaged with us after that date
- We were instructed by our attorneys that we needed to take action to protect our investment.
- We spoke to TCEQ in reference to what actions were needed to do emergency actions. They explained that we would need to have a PE to engage a plan and have it approved. We spoke to various PE (as stated before even the engineer of record) Various others refused to engage with us as we were in litigation with the builder and/or they didn't want to interfere with another engineer's stamp of approval.
- Also. We were unsure of what was to be done as much undermining of the spillway apron and deck were cracked therefore, we had to demo to find relief and get an estimate to fix this. We additionally utilized the concrete company that performed the previous work and after notification they were on site the next day.
- The west transverse / training wall was completely removed as it was unusable. A new wall was poured on each side East/West that are 5'5" tall and 3' at top. Additionally, outside the wall is a 14' wide swale for erosion control if the walls are topped. This is set with a 3-foot-deep anchored footer and on the inside and outside of the walls
A new 4' wide bumper was added to the entire top of the weir raising the height 9.5"
The back stilling basin wall was raised 6" and widen another 12 "to gain more stability. Also, everything is doweled and epoxied and tied in with number 4 STEEL rebar. All cracks were sealed with epoxy
Total cost was \$214,700.. Note: we had \$279,000 left to cover the cost from the original cost With the before mentioned \$214,700 this brings the project in under budget at \$64,300 taking the \$12,500 for the boat ramp we are still \$51,800 under budget.

- Also, we demoed and rebuilt a new 40' long 20' wide boat ramp as the other was completely undermined and only 2" thick in many places. Cost was \$12,500
- We have completed about 50% of the painting of the basketball court.
- We have sprayed the beach area and the volleyball courts for weed control
- No further update on the lawsuits with EarthLoc
- Vandalism being investigated by the Sherriff's office in both counties

NEW BUSINESS

- Work orders are prioritized at the time they are received and returned when they are completed.
- Company email compared to personal. Amber will discuss this
- Compliance vehicle. Amber will discuss this
- Garage sale proposal. Amber will discuss this
- Water and sewage considerations: Tommy will discuss this.
- We also had 5 trees down in the neighborhood and 8 at the golf course due to high winds.

MINUTES 18 APRIL

WPOA BOARD OF DIRECTORS MEETING

Summary board meeting held April 18, 2025.

Board called to meeting by Tammy Boyette at 6 p.m. on April 18, 2025.

Danny Gilchrist offered prayer and led the pledge.

Open forum for homeowner comments and questions.

Patricia Williams, asked about 9-1-1 incentives and new homeowners initiation fees. She compared other homeowners association against Wildwood to see if the initiation fees could be adjusted. Mentioned real estate agents were not aware of the increase of the initiation fee. Mary Jane Hancock asked about creating a trusted contractors list to be held at the gate, along with calling owners if the gate did not have guest on call list. This will be followed up by Ashley with compliance, along with Ashley following up on a possible Senior Watch Program. Mike Delano - Cleaning of homeowner ditches. What is the timeframe on the turnaround with work orders when turned into the office?

Board Action Meetings Considering, if appropriate, approved proposed board training. The board voted no on the SIPRA training. The board voted 9/0 to approve the CAI membership on demand, \$325 annual cost subscription year to year.

Under New Business, the question was asked by Gary Osberg on vandalism updates. This has been reported to the Sheriff's Office, and the Sheriff is doing their investigation. Update on bridge repair for hole number nine on golf course. John will look into getting this repaired and report back on timeframe by Monday to Tammy. Request for spillway status. Currently, waiting to hear back from Collins Engineer. Attorney Leading lawsuit agreed repairs the spillway need to be performed as soon as possible. Insurance dropped on downstream liability. This does not affect the main lake liability insurance. Where are we at on the lawsuit status? This is ongoing.

Upcoming events and announcements. Rotary Golf Tournament, First Couples Tournament, Spring Classic, along with Don Allen Sports Day.

The board voted 9/0 to send owners surveys electronically online and also located on the Wildwood Facebook page and newsletter. This was motioned by Dwayne Likens, second

motioned by Amber Sodke with a final vote of 9/0.

Approval of consent agenda. Tammy Boyette motioned. Thomas Hall, second motion. Vote tally was 9/0.

The standing committees voted. For the ACC committee, the board voted Chris Adkins and Larry Hodge to be appointed to this committee. Gary Osberg motioned. Mike Heideman, second motion. 9/0 board vote. The nominating committee was voted nine to zero for board approval. For the budget and finance committee openings, four openings with five applicants. The board agreed 9/0 to accept all applicants. For the remaining committees, the board agreed in motion to have all letters of intent be accepted to all election committees. Two resignations were submitted to the committee. Felicia Brinkley is resigning from budget and finance. Mark Pavlak is resigning from the golf course committee. The acceptance of the resignations of standing committees, Dwayne Likens motioned. Paul Richard, second motion. The board voted 9/0. Appointed to the ACC Committee - Chris Adkins and Larry Hodge. For budget and finance, all members were appointed. Ken Mercer, Carole Pakovich, Mark Peno, Stacey Richards, and Patricia Williams. Ricky Williams and Amber Sodke will be representatives of the board. For the election committee, Phyllis Oliver and Renee Thompson. For the lakes committee, Mark Peno.

CAI membership application - All board members signed the application except Tammy, however; when handed to Mary Ann for the office to pay, Mary Anna said she would fill out Tammy's information on her behalf.

Meeting adjourned at 7.26 p.m. by Tammy Boyette.

Wildwood Property Owner's Assoc.

Emergency Board Meeting

VIA Email

It has become an Immediate concern that we now have the water removed from the spillway to allow the further inspection and formulate a plan for immediate action. Therefore, it has been requested that we hold an Emergency Board of Directors meeting via Email. After consultation with our legal counsel, she has approved the utilization of this format. The motion(s) to be voted on will be listed. Every Board Member will have 24 hours to respond with an answer. There must be a quorum established and a majority of the vote will determine the outcome.

Motion #1 Due to the immediate need for repair of the Spillway / Dam the motion is to begin repairs immediately and not to exceed the amount approved originally of \$279,000.00

Motion carried 5-4

Voting tally:

Approval/yes: Boyette, Hall, Mitchell, Gilcrease, Osberg

Disapproval/no: Likens, Siau, Heidemann, Richards

Motion # 2

Dealing with the pending lawsuit with EarthLoc over breach of contract; The motion is to review and approve engaging the engage RMWBH law firm to take further legal action file a counterclaim on behalf of WPOA in the pending litigation.

The above information has been reviewed by our attorneys.

Motion carried 8-1

Approval/yes: Boyette, Hall, Siau, Osberg, Gilcrease, Mitchell, Likens, Heidemann

Disapproval/no: Richards