

**Wildridge Association  
Annual Membership Meeting  
Agenda - General Session**

**Date: August 14, 2010 (9:00 a.m. @ the Wildridge Shelter House)**

1. Call to Order
  - Pledge of Allegiance
2. Close Ballots (for Board of Directors)
3. Roll Call of Officers (Introduction of Board Members)

**Board Members Present**

Mark Pavey, President (lot #17)	Russ Segraves, Vice President (lot #37)
Randi Snider, Treasurer (lot #32)	Mark Doran, Secretary (lot #224)
Ray Burton, Director (lot #220)	Jeanne Keller, Director (lots #22 and 38)
John Sharp, Director (lots #2 and 3)	

4. Secretary's Report
5. Treasurer's Report
6. Member Comments
7. Committee Reports
8. Managers Report
9. Introduction of Candidates for Board of Directors
10. Unfinished Business
11. New Business
12. Recognition
13. Election Results for New Board Members
14. Next Meeting
15. Adjourn to Executive Session

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Jeanne Keller, Director (lots #22 and 38)

**Board Members Absent**

None.

**Park Manager**

Di Haffield

**Guests / Visitors**

Ron Pierce, CPA - Wildridge Accounting Consultant (R.E Pierce and Associates).

**Informational attachments to meeting minutes:**

- Minutes from the August 8, 2009 general membership meeting
- Financial Reports

**1. Call to Order**

The general meeting was called to order by President Mark Pavey at approximately 9:00 a.m.

- The Pledge of Allegiance was recited.

**2. Close Ballots (for Board of Directors)**

President Pavey announced that all ballots for candidates for the Wildridge Board of Directors should be submitted and that voting was closed. The election committee charged with tabulating the ballots was introduced.

Dean Roberson (Lot #5), Committee Chair

Linda Roberson (Lot #5)

Randy Landreth (Lots #481 and 482)

Brenda Landreth (Lots #481 and 482)

### 3. Roll Call of Officers (Introduction of Board Members and Park Manager)

President Riley introduced the members of the Board of Directors and thanked them for their service.

- Mark Pavey, President
- Russ Segraves, Vice President
- Mark Doran, Secretary
- Randi Snider, Treasurer
- Ray Burton, Director
- Jeanne Keller, Director
- John Sharp, Director
- Di Haffield, Park Manager

### 4. Secretary's Report

The minutes from the August 8, 2009 general membership meeting (see attached) were presented in writing to all Board of Directors members and copies were circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 6-0 vote.

*Motion: Russ Segraves*

*2<sup>nd</sup> Motion: Ray Burton*

*Yes: Unanimous*

*No: 0*

### 5. Treasurer's Report

A financial status overview as of June 30, 2010 was presented by Wildridge Accounting Consultant, Ron Pierce, CPA.

A discussion of some general included:

- Financial Statements (see attached) Statements will be on the Wildridge website in the future.
- Restricted Funds.
- Budget Comparison.

### 6. Member Comments

*Member name: Don Sharp*

*Lot #: 173*

The member inquired as to whether swimming pool hours could be extended from 9 a.m. to 9 p.m. He also expressed concern that the pool use was limited to the group of members for aerobics on during mornings before the regular opening.

- The Board / Manager stated that pool hours would be examined and must allow for regular maintenance and chemical management. Aerobics participation is open to any Wildridge member.

*Member name: Charlie Pierce*

*Lot #: 195*

The member stated that portions of the swimming pool could be roped off for specific uses.

*Member name: Jay Papp*

*Lot #: 355*

The member inquired as to where financial postings for the new security system items are reflected in the Restricted Funds.

## 7. Committee Reports

### **A. Social Committee**

Julie Zoll (lot #251), social committee president, explained that the committee met last week and Di Haffield spoke. Several individuals have expressed interest in serving as officers for the social committee.

### **B. Lifestyle Activities**

Di Haffield (lots #221 and 222), who serves as a volunteer coordinator for lifestyle activities, discussed several events including the 50's dance, Kids/Teenagers group, Library, and several other activities. Di also said she has someone who has volunteered to serve as the new coordinator for lifestyle activities.

### **C. Infiltration and Utilities**

John Sharp provided a financial summary of utility information. Total utility costs have decreased \$34,234.10 from the same period last year.

*Member name: Charlie Pierce*

*Lot #: 195*

The member inquired as to how infiltration is measured.

*Member name: Brent Geary*

*Lot #: 450 and 451*

The member inquired where electrical bill savings could be attributed.

*Member name: Jay Papp*

*Lot #: 355*

The member inquired as to whether more grade elevation rings needed to be installed around manholes.

*Member name: Bonnie Huff*

*Lot #: 247*

The member inquired as to why the Wildridge website says there is 30 amp electric service for all lots.

### **D. Member Services**

Jeanne Keller stated that twenty-seven building permits were processed during the past month, for an annual total of 62 permits.

#### **E. Technology**

Ray Burton explained that there have been problems with duplicate gate cards programmed on the gate system software. There have been additional problems and a new software is being investigated for potential future use.

#### **F. Records Management**

Mark Doran explained that the Board is currently updated the Park Member Rules and Regulations, an employee manual was prepared and distributed to staff earlier in the year that included an overview of work expectations and benefits. Documents are now managed using a network server that is backed up routinely.

- President Pavey thanked the volunteer computer consultant (Jay Papp, lot #355) for several donations of equipment and time.

#### **G. Park Maintenance**

Russ Segraves explained that Park maintenance will be discussed as part for the Manager's report.

### 8. Managers Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- Elevation rings / risers continue to be installed at selected manholes. This will continue as necessary.
- A new water leak was recently repaired.
- Ms. Haffield is new in the Manager's position and welcomes members to stop by her office.

*Member name: Jay Papp*

*Lot #: 355*

The member inquired as to what painted signs on street in front of some lots meant. It was explained by the Board/Manager that these markers are used to identify Park utility locations.

### 9. Introduction of Candidates for Board of Directors

The following were introduced as candidates for the Wildridge Board of Directors:

- Jay Papp (lot #355)
- Russ Segraves (lot #37)
- Mark Pavey (lot #17)

### 10. Unfinished Business

#### **A. Accessibility Bars in Shower House**

The status of installing accessibility bars in the shower house was discussed.

### **B. Purchase of New Dryers**

The status of purchasing new dryers in the laundry area were discussed. Prices had been obtained, with HH Gregg appearing to be the most economical.

A motion was made to purchase a coin operated dryer from HH Gregg.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: John Sharp*

*Yes: Ray Burton, John Sharp, Jeanne Keller, Russ Segraves and Mark Doran*

*No: 0*

*Not voting: Randi Snider*

### **C. Exit Gate Spike System**

A new spike system had been installed at the Park exit gate.

### **D. Security System**

The security system connectivity is not complete. There is not the ability for the day lodge to monitor the gates, not can the guard station monitor the day lodge / recreation area. Jay Papp is working on a problem with internet IP addresses.

### **E. Pool Pump**

The pool pump was replaced. J-Kem obtained a replacement pump within a 24-hour period.

The pump room seems to heat up, which lessens the life-span of a pump. This issue is being addressed.

A motion was made to address the heating problem in the pool pump room.

The motion passed by a 6-0 vote.

*Motion: Randi Snider*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Unanimous*

*No: 0*

*Member name: Brent Geary*

*Lot #: 450 and 451*

The member stated that his Florida community placed a small air conditional in their swimming pool pump room for climate control.

## **11. New Business**

### **A. Dumpster Hours**

A motion was made to open the trash compactor from dawn to dusk, 7 days per week.

The motion passed by a 6-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: John Sharp*  
*Yes: Unanimous*  
*No: 0*

**A. Offer on Lot #255**

Wildridge has advertised lot #255 for \$12,000.00 for approximately 2.5 months. Russ Segraves offered \$5,000.00 for the lot.

A motion was made to accept the offer of \$5,000.00 for lot #255.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Ray Burton*

Discussion was held and Mr. Segraves withdrew his offer. Some members believed a counter-offer should be made.

*Member name: Charlie Pierce*  
*Lot #: 195*

*Member name: Bonnie Huff*  
*Lot #: 247*

*Member name: Forrest Timberlake*  
*Lot #: 53 and 54*

Several members commented that the lot should be better advertised.

*Member name: Tim Smith*  
*Lot #: 107*

Stated that active mold was present in the trailer on lot #255 and health consideration should be taken into account.

A motion was made to remove the trailer on lot #255 at no cost to Wildridge.  
The motion passed by a 6-0 vote.

*Motion: John Sharp*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Unanimous*

*No: 0*

*Member name: Brent Geary*  
*Lot #: 450 and 451*

*Member name: Bruce Huehls*  
*Lot #: 398*

The members discussed the extra dumpster provided during the holiday for lot clean-up

#### 12. Recognition

President Pavey wanted to recognize the following members:

- Randi Snider for her service as Wildridge Treasurer
- Jeanne Keller for volunteering to serve as interim Park Manager

#### 13. Election Results for New Board Members

The results of the election were announced with individuals receiving votes as follows:

- Mark Pavey (lot #17) - 214 votes
- Russ Segraves (lot #37) - 147 votes
- Jay Papp (lot #355) - 133 votes

The following individuals were announced as members who will serve a three year term as a Wildridge Director beginning August 14, 2010.

- Mark Pavey
- Russ Segraves

#### 14. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, September 11, 2010, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

#### 15. Adjourn to Executive Session

The general meeting adjourned.