

**Wildridge Association
General Session
Agenda**

Date: April 9, 2011 (9:00 a.m. @ the Wildridge Office)

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Comments from Members

5. Committee Reports

6. Manager's Report

7. Unfinished Business

8. New Business

9. Board Member Comments

10. Next Meeting

11. Adjourn General Session

**Wildridge Association
General Session
Meeting Minutes**

Date: April 9, 2011 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Russ Segraves, President (lots #37 and 60)	Ray Burton, Vice President (lot #220)
Mark Pavey, Treasurer (lot #17)	Mark Doran, Secretary (lot #224)
Randi Snider, Director (lot #32)	John Sharp, Director (lots #2 and 3)

Board Members Absent

Jeanne Keller, Director (lots #22 and 38), excused absence.

Park Manager

Di Haffield

Guests / Visitors

Cliff Vatter, First Vice President Morgan Keegan (Wildridge Financial Advisor).

Informational attachments to meeting minutes:

- President's General Session Meeting Agenda
- Investment Information provided by Wildridge Financial Advisor
- Financial Statements

1. Call to Order

The general session meeting was called to order at 9:00 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the March 12, 2011 general meeting were presented in writing to all Board of Directors members, with copies circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

3. Treasurer's Report

Mr. Pavey arranged for the Morgan Keegan financial advisor, Cliff Vatter, to meet with the Board of Directors to discuss various investment opportunities. Mr. Vatter distributed investment some lower risk options (see attached) and realizes investment choices depend on risk tolerance and long range plans. He discussed the following:

- Certificate of Deposit with a 2-year term and is FDIC insured.
- Agency Bonds which are AAA rated and government guaranteed. They are very marketable and easy to liquidate.
- Collateralized Mortgage Organization (CMO) that is AAA rated and FHA insured. There is an extension risk associated with these instruments.
- Corporate Bonds with 3 or 10 year terms. These are AA rated and are liquid with a good rate, but there is an interest rate risk associated with these items.

Mr. Vatter offered this information so that the Wildridge Board of Directors could make an educated decision on how to invest funds to increase the return while considering the risk tolerance of the entity.

The Treasurer, Mark Pavey, provided a financial report (see attached) and distributed financial information. Mr. Pavey commented on a couple topics.

- Mr. Pavey explained that the balance of the Old National Bank checking account was approximately \$265,000.00 as of the close of March 2011. This does not reflect approximately \$59,000.00 of property taxes recently paid to the Crawford County Treasurer, which is slightly less than the amount paid last year for 2010.
- Mr. Pavey explained that approximately \$8,025.00 was transferred to the operating funds to pay for the new security pickup truck purchased within the past few weeks.
- Mr. Pavey is continuing to work with Wildridge's financial advisor to improve the budget analysis report.

4. Comments from Members

Member name: Vicky White

Lot #: 326

A building permit for lot #326 was approved prior to the meeting that authorized a retention wall and drainage improvements that must comply with existing Wildridge Rules and Regulations. The lease holders requested a variance that would allow them to place the retention wall directly on the lot line, instead of two-feet off as required in the Rules and Regulations.

A motion was made to table a decision on the request until later in the day so that all members of the Board of Directors could physically inspect the site.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

Following the general session meeting, the available members of the Board of Directors physically inspected lot #326 and discussed the request for a building code variance.

A motion was made to deny the request for a variance.

The motion passed by a 3-2 vote, with President Segraves breaking a tie vote.

Motion: Mark Doran

2nd Motion: Randi Snider

Yes: Mark Doran, Randi Snider, Russ Segraves

No: Ray Burton, John Sharp

Member name: Bonnie Halcomb

Lot #: 688 and 689

The member stated that dogs and cats need to be controlled using leashes. She mentioned a recent incident in which a dog chased a golf cart. The Park Manager explained that she already addressed the specific occurrence.

Member name: Bonnie Huff

Lot #: 247

The member stated that building retention walls does help drainage issues in some cases.

5. Committee Reports

A. Social Committee

The Social Committee President, Brian Burnett (Lot #93), announced that a social committee event calendar will be released within the next week. The next social Committee Meeting is scheduled for Saturday May 7, 2011 at 9:00 a.m. in the Shelter House. All are welcome. Event schedules will be in boxes located at the Day Lodge, Shelter House and Entrance, as well as, will be provided to the Park Manager and Posted on the www.WildridgeRVResort.com website.

B. Lifestyle Activities

No report.

6. Manager's Report

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

- Closings for 4 lot transfers were administered in March 2011.
- Four lots remain in arrears for past due fees, three were rectified within the past month. The Park Manager stated that the Wildridge legal counsel has been slow to respond to calls and has not provided documentation that should have been sent to lease holders of lots in arrears. The Board directed the Manager to instruct the Attorney to pursue revocation of the leases for these lots in accordance with Wildridge guidelines. If the Legal Counsel is unresponsive, the Board President should be notified to follow-up.
- The Park Manager has sold several ads for the newsletter and plans to distribute the first issue within the next 10 days.
- The Maintenance crew has repainted the "STOP" strips on the streets.
- New type water bibs are being installed for necessary repairs.
- The Park Manager stated that burning of leaves is prohibited on Wildridge Property.

7. Unfinished Business

A. ADT Gate System.

President Segraves requested Jay Papp, Wildridge Technology Consultant (lot #355), to discuss the status of the installation of the new gate system at the Park entrance. The new system was leased in 2010 from ADT and included the initial access cards for member change-outs. The Park Manager developed and administered an implementation plan for the new gate system. This allowed for a card-to-card exchange for the calendar year 2011, uniform input of information for card assignments, distribution to approved vendors with expiration dates and

distribution to emergency services personnel (e.g., law enforcement, fire departments, emergency medical services, etc.).

Mr. Papp explained that ADT has installed the correct software and it is delivering the complete functionality that was contracted. The system connectivity with the Day Lodge / Managers office has been completed. He did note that an electrical transformer blew the night before and has affected some of the system operations. He plans to follow-up.

Jerry Haffield (lots 221 and 222) stated that more than half of the cards initially supplied with the system have been activated and there are still unassigned cards for future use.

B. Security System.

The system was installed in 2010 by FCW Systems. As of March 2011, the system is fully functional.

8. New Business

A. Gate Access Cards for Contractors / Vendors.

The board discussed whether contractors / vendors should be issued gate access cards or be required to sign in/out on a list at the guard station. Emergency responders and utility services have been issued cards, but the Manager has not authorized any cards to be programmed for contractors/vendors. The Manager did explain that access could be restricted for times, days, periods, etc. for individual cards if desired.

The existing guidelines and practices were discussed, along with concerns of some members regarding security within the Park.

A motion was made to require all contractors/vendors to sign in and out on a log maintained by the security staff. Entrance would require that a drivers license be left with the security staff for the duration of the stay in the Park.

The motion passed by a 3-2 vote.

Motion: Mark Pavey

2nd Motion: Randi Snider

Yes: Mark Pavey, Randi Snider, John Sharp

No: Ray Burton, Mark Doran

B. Computer Purchase.

The Wildridge Manager requested authorization to purchase a new laptop for her office. The age of her existing laptop, additional software for the gate and security systems, etc. have made her existing equipment slow. While existing equipment can be used for other functions in the Park, a new laptop would help her to be more effective. She has consulted with Jay Papp, Wildridge Technology Consultant (lot #355), to obtain prices.

A motion was made to authorize the Manager to purchase a new laptop computer for her office from CanTech for approximately \$750.00 with a \$100.00 rebate.

The motion passed by a 5-0 vote.

Motion: Mark Pavey

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

C. Repair of 1994 Truck (former Security truck).

Wildridge recently purchased a new security truck. The Manager discussed the repairs the former security truck needs. The cost of repairs may exceed its usefulness for Wildridge purposes.

D. Golf Cart Repair.

The Manager asked for guidance on what to do with the (third) old golf cart that has been cannibalized for parts. Wildridge no longer has a use for it since a new golf cart was purchased for security and repairs were made to a second golf cart.

A motion was made to sell the 1994 pickup based on NADA prices. It will be offered for sale on the Wildridge website (www.wildridgervresort.com). Additionally, the motion included authorizing the manager to sell the (third) old golf cart that has been cannibalized for parts for \$250, which was an offer previously presented to the Manager by an individual.

The motion passed by a 5-0 vote.

Motion: Mark Doran

2nd Motion: Mark Pavey

Yes: Unanimous

No: 0

E. Pool Table Re-covering / Ownership.

The Manager explained that she has obtained pricing for repairs of the pool table in the Day Lodge. The quote includes \$157.00 for labor and \$175.00 for materials to refelt the top and rails. Ownership of the table has been unsure, but information has been recently gathered to help rectify the question.

A motion was made to authorize the Manager to have the pool table repairs performed at an approximate cost of \$330.00.

The motion passed by a 5-0 vote.

Motion: Mark Pavey

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

9. Board Member Comments

Randi Snider requested that letters be sent to Leasee's with electrical / safety concerns on their lots, as discussed at previous meetings.

Mark Doran stated that the Park looks nice and the updates to the Day Lodge look great. He also thanked Randi Snider and Mark Pavey for their services volunteering as the Wildridge past Treasurer and current Treasurer.

Ray Burton complimented the Park Manager, Di Haffield, on a job well done.

Mark Pavey thanked Mr. Vatter for Morgan Keegan for attending the meeting and asked form feedback from the Board of Directors regarding Wildridge investments. Mr. Pavey also offered a huge thank you to Jay Papp (lot #355) for volunteering so much time as Wildridge's

Technology Consultant and for his donation of computer equipment and a projector. These donations save Wildridge money for items we would otherwise need to purchase.

President Segraves announced that three Board of Director seats will be open for election this August. He urged any interested members to submit their resume' by the required June 2011 date.

10. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, May 14, 2011, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

11. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Randi Snider

Yes: Unanimous

No: 0