

**Wildridge Association
General Session
Agenda**

Date: July 10, 2010 (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. Next Meeting

10. Adjourn General Session

**Wildridge Association
General Session
Meeting Minutes**

Date: July 10, 2010 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Russ Segraves, Vice President (lot #37)

Randi Snider, Treasurer (lot #32)

Ray Burton, Director (lot #220)

John Sharp, Director (lots #2 and 3)

Mark Doran, Secretary (lot #224)

Jeanne Keller, Director (lots #22 and 38)

Board Members Absent

Mark Pavey, President (lot #17), excused absence

Park Manager

Jeanne Keller was available in her role of interim Park Manager.

Guests / Visitors

None.

Informational attachments to meeting minutes:

- General Session Meeting Agenda
- Financial Reports

1. Call to Order

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

2. Secretary's Report

The minutes from the June 12, 2010 general meeting were presented in writing to all Board of Directors members. Copies of the June 12, 2010 general meeting minutes were 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: John Sharp

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

3. Treasurer's Report

The Treasurer, Randi Snider, provided a financial report (see attached) and distributed financial information. Ms. Snider commented on a couple topics.

- Some 2010 dues were posted in the 2009 year.
- A new CPA is setting up financial processes and preparing informational reports.
- Asset depreciation is reflected on the balance sheet.
- A summary of operating and restricted funds was provided.

4. Comments from Members

Member name: Norma Gould

Lot #: 264

The member commented on the cost of the pump motor recently purchased for the swimming pool and the possibility of repairing the old pump to serve as a reserve.

Member name: Jerry Haffield

Lot #: 221 and 222

The member commented that tools need to be purchased so maintenance staff can service pool repairs.

Member name: Ruth Sears

Lot #: 279

The member commented that the shower house renovation is very nice.

The member also commented that the stricter electric shutoff policy for the off-season should not be implemented. Members use camps during the winter for hunting and maintenance. She believes that electric is guaranteed as part of the lease agreement.

Member name: Coy Saltsman

Lot #: 446

The member commented that his golf cart was damaged / vandalized. The board of Directors recommended he contact law enforcement to report the incident.

Member name: Larry Roney

Lot #: 470 and 471

The member expressed the same concerns as his neighbor on lot #279 regarding seasonal electric shutoff. He believes that electric is guaranteed as part of the lease agreement.

Member name: Norma Gould

Lot #: 264

The member suggested that the Day Lodge and Shower House be secured at 11.p.m. to avoid abuse. She was informed that the Day Lodge is routinely locked at that time daily

Member name: Jerry Haffield

Lot #: 221 and 222

The member commented that the Day Lodge and Shower House be secured from 1.a.m. to 3 a.m. avoid abuse and allow for cleaning.

Member name: Phil Scherschel

Lot #: 200

The member inquired as to the usefulness of the security cameras in identifying the individuals vandalizing property.

Member name: Coy Saltsman

Lot #: 446

The member requested that the compactor dumpster be opened every day.

5. Committee Reports

A. Social Committee

Representatives from the Social Committee were unable to attend the meeting, but do plan on attending regularly in the future to discuss information.

B. Lifestyle Activities

Di Haffield (lots #221 and 222), who serves as a volunteer coordinator for lifestyle activities, presented information. She explained that interest is increasing for euchre, line dancing, belly dancing and children's craft activities. Ping-pong and corn hole will begin soon and that a 50's dance was scheduled for July 17, 2010.

C. Infiltration and Utilities

John Sharp provided a financial summary of utility information. Total utility costs have decreased approximately \$33,000.00 from the same period last year.

D. Member Services

Jeanne Keller stated that twelve building permits were processed.

E. Technology

Ray Burton stated that the new security cameras have been installed and are being fine-tuned. Gate cards are being reviewed to ensure proper access rights.

F. Records Management

Mark Doran explained that the Board is currently reviewing and updating the Park Member Rules and Regulations. A workgroup has been meeting to complete the updates since January 2010 and updates were approved during the June 12, 2010 general session meeting.

G. Park Maintenance

Russ Segraves deferred the committee report to the Manager's report.

6. Manager's Report

The manager's report was presented by Interim Park Manager, Jeanne Keller. The following were noted.

- Two golf carts were stolen from lots and later recovered. One individual is pressing charges.
- The pool pump broke and was replaced. The life expectancy of a pump is approximately five years.
- Work is continuing on sewer infiltration and the water system.
- The exit gate spike system is failing. A replacement / repair costs \$1,316.00 and an entire new system costs \$912.00.
- Thanks to members who helped provide extra security patrols during the July 4th holiday weekend.

7. Unfinished Business

A. Update on installation of New Security System.

The new security cameras have been installed and are being fine-tuned.

B. Outsourcing of Treasury Duties

Randi Snider discussed information for outsourcing the financial processing duties previously by the Treasurer. A motion was passed during the June 12, 2010 general session meeting to engage R.E. Pierce to administer fiscal processing in accordance with their proposal. The Treasurer position will still serve in an oversight role and be responsible for the fiscal administration of the association business.

C. Accessibility Bars in Shower House

An estimated cost of \$300.00 for grab bars was provided to be installed in 1 stall each (2 bars in each stall) in the men's and women's restroom.

D. Wildridge Lots for Sale.

Wildridge is offering lots #255 and #342 for sale.

E. Candidates for Wildridge Board of Directors.

Ballots for the Wildridge board of Directors are due by the general membership meeting on August 14, 2010. One vote per lot with membership in "good standing" is provided.

8. New Business

A. Pool Pump.

The pool pump broke and was replaced.

B. Applications for Wildridge Manager.

Approximately 20 applications have been received for Park manager. A special executive session is scheduled at 8:00 a.m. on Saturday, July 17, 2010 to discuss applications for Wildridge Manager.

C. Laundry Room Equipment

A motion was made to purchase two new dryers from HH Gregg for the laundry area. The motion passed by a 5-0 vote.

Motion: Randi Snider

2nd Motion: John Sharp

Yes: Unanimous

No: 0

D. Exit Gate Spike System.

The exit gate spike system is failing. A replacement / repair costs \$1,316.00 and an entire new system costs \$912.00.

A motion was made to purchase an entire new system costing \$912.00 and have the installation performed by the maintenance staff, with professional assistance obtained as necessary.

The motion passed by a 5-0 vote.

Motion: Randi Snider

2nd Motion: John Sharp

Yes: Unanimous

No: 0

9. Next Meeting

The next general session is the scheduled annual membership meeting at 9:00 a.m. on August 14, 2010.

10. 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: Jeanne Keller

Yes: Unanimous

No: 0