

**Wildridge Association
General Session
Agenda**

Date: September 11, 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. Board Member Comments

10. Next Meeting

11. Adjourn General Session

**Wildridge Association
General Session
Meeting Minutes**

Date: September 11, 2010 (9:00 a.m. @ the Wildridge Office)

Board Members Present

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

Board Members Absent

Russ Segraves, President (lot #37), excused absence
Randi Snider, Director (lot #32), excused absence

Park Manager

Di Haffield

Guests / Visitors

None.

Informational attachments to meeting minutes:

- President's General Session Meeting Agenda
- Gate Access System Bid Quote - C&H Security
- Wildridge Manager email with comparison of Dryer units for laundry

1. Call to Order

The general session meeting was called to order at 9:05 a.m. by Vice President Ray Burton and an agenda was distributed (see attached).

A moment of silence was observed in remembrance of the 9/11/2001 tragedy.

2. Secretary's Report

The minutes from the July 10, 2010, July and August 14, 2010 general meetings 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 4-0 vote.

Motion: Jeanne Keller

2nd Motion: John Sharp

Yes: Unanimous

No: 0

3. Treasurer's Report

The Treasurer, Mark Pavey, provided a brief discussion regarding the financial status of Wildridge. He is the newly appointed Treasurer and discussed the following based:

- Wildridge incurs approximately \$36,000.00 in monthly operating expenses.
- There is currently approximately \$201,000.00 in the operating account, with another \$70,000.00 to be transferred from the restricted funds. This provides for approximately \$271,000.00 operating funds remaining for the 2010 year.
- Wildridge could have approximately \$54,000.00 surplus in operating funds at the close of the year.

4. Comments from Members

Member name: Curtis Knierien

Lot #: 503

The member requested the fence be moved at the sewer lift station removing sewer waste from the Park. This is next to his lot and he would like more space.

The member also stated that a maintenance representative from Patoka Sewer and Water told him that they would extend the vent pipe at the lift station at no charge to Wildridge. He asked the Wildridge staff follow-up on that issue.

Member name: Nancy Woodruff

Lot #: 678 and 679

The member commented that the intersection in front of her lots is dangerous and should be a 4-way stop.

Member name: John Mitchell

Lot #: 546

The member commented that parents allow small children to drive golf carts and it is dangerous.

Member name: John Otway

Lot #: 555, 556 and 557

The member commented that young kids drive golf carts while talking in cell phones and text messaging. He believes this poses a danger.

The general discussion from the Park Manager explained that she was planning on a committee of members to help address Unlicensed Motor Vehicle (ULMV) safety issues. She has considered some sort of Wildridge identification for ULMV operators under 16 years old.

The discussion also included the available resources and the level of enforcement that can realistically be expected.

Member name: Dean Roberson

Lot #: 5

The member agrees with the Park Manager's idea of identification cards for ULMV drivers under 16 years old.

The member also says block captains from geographic areas of the Park could help coordinate member concerns.

Member name: Jerry Haffield

Lot #: 221 and 222

The member stated that it is impossible for one security staff member to be everywhere all of the time and take care of other assignments.

Member name: Brian Burnett

Lot #: 93

The member stated that the "stop" sign in the middle of the main hill in section c of Wildridge should be removed. This is the intersection near lots #619 across to #638.

A motion was made that the Board of Directors President appoint a committee to consider ULMV issues. The committee should be comprised of interested members with varied backgrounds / interests (Police Officers, senior citizens, members with younger children, etc.

The motion passed by a 4-0 vote.

Motion: Mark Pavey

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

5. Committee Reports

A. Social Committee

The representatives from the Social Committee, Brian Burnett (lot#93), announced that he is the newly elected President. Jane Dane is Vice President, Donna Muir is Secretary and Cheri Edwards is Treasurer. Next year will be full of fun with dances and DJ's.

B. Lifestyle Activities

Di Haffield (lots #221 and 222) served as a volunteer coordinator for lifestyle activities. Since she was recently hired as the Park Manager, she recruited Shelly Miller to be the new coordinator. A library with books and video items is now available for use and is accepting donations of items.

6. Manager's Report

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

- Severn electric breakers were removed from Park supplied connections in August.
- 14 building permits and 2 renewals have been processed since August 14, 2010.
- 11 risers have been installed on sewer manholes.

- The entrance gate was cleaned and maintenance was performed on the area.
- The Maintenance area is being cleaned up.
- Several drainage ditches were cleaned by a volunteer (Jerry Haffield, lots #221 and 222).
- A grinder pump malfunctioned at the top lift station (lot#243) and is being repaired.
- Preventative maintenance is being performed on equipment.
- The pool will close for the season after Sunday, September 12, 2010. J-Kem has been contacted to perform the season closing as soon as possible.

7. Unfinished Business

A. Gate System.

The gate system at the Park entrance is old and needs to be replaced. It is not possible to purchase new access cards for the current readers and the software is antiquated. One bid was obtained for a new system from C&H Security (see attached).

It was discussed that the Board of Directors President should form a committee to investigate the potential purchase and implement a new gate system.

B. Sale of Lot #255.

A motion was made to accept the standing bid and sell lot #255 for \$8000.00 inclusive of all cost.

The motion passed by a 4-0 vote.

Motion: Mark Doran

2nd Motion: Mark Pavey

Yes: Unanimous

No: 0

C. Pool Closing.

The pool will close for the season after Sunday, September 12, 2010. J-Kem has been contacted to perform the season closing as soon as possible.

D. Dryer Purchase.

Wildridge Manager Email (see attached) with comparison of Dryer units for laundry.

Two price quotes were obtained, one from HH Gregg and one from Video Tech. A discussion was held regarding which unit to purchase based on price, capacity of the units, service from the vendors and overall quality.

A motion was made to accept purchase the unit from video tech.

The motion passed by a 4-0 vote.

Motion: Mark Pavey

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

E. Pool Pump Room Ventilation.

A vent will be installed on the door to the pool pump room to help alleviate the equipment overheating. Park member John Mitchell (lot #546) volunteered to help.

F. Lift Station Grinder Pump.

A grinder pump malfunctioned at the top lift station (lot#243) and is being repaired by Messmer Mechanical. A new pump for backup would cost approximately \$2,151.00 plus \$150.00 in taxes, with delivery in 3 to 5 days.

The pump brackets at the from lift station differ from the lower lift station, so pumps can not currently be interchanged. The Manager was asked to investigate the cost of retrofitting the brackets so the pumps would be interchangeable. Since each lift station has two pumps, it may not be necessary to have a spare on site considering the amount of time one could be shipped.

8. New Business

A. Culvert Repair.

The Park Manager provided two contractor bids for a new culvert under the road from lot #619 to #638. The following amounts were bid for the work:

- Smith Property Management, \$6,285.00
- Snelling Construction, \$6,755.00

A motion was made to accept the bid from Smith Property Management and to pay for the repairs from the Restricted Road Fund .

The motion passed by a 4-0 vote.

Motion: John Sharp

2nd Motion: Jeanne Keller

Yes: Unanimous

No: 0

9. Board Member Comments

None.

10. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, October 9, 2010, 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 4-0 vote.

Motion: Mark Pavey

2nd Motion: Jeanne Keller

Yes: Unanimous

No: 0