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General Session
2003

Membership 2004 Fund	February 1
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Amended By Laws	February 1
New Golf Carts	February 1
Mowing Program	February 1
Pool repair	February 1
Repair of ditch banks	February 1
Radios	March 8
Home Depot Credit Card	March 8
Employee Handbook	March 8
One Way Street	April 12
Financial Review	May 10
Culvert Repair	May 10
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November 8

Marking of lots

November 8

Winter Sign In

November 8

Raise credit card limit

November 8

Pool Cleaner

November 8

Manager check signing

November 8

WildRidge Association
Board of Directors Meeting
November 8, 2003

The meeting was called to order at 9:05 AM

Members Present: John Mitchell, Garry Mills, Ruth Ann Reteneller, Debbie Meadows,
Russ Segraves, Bill Pray, Thelma Wade

Manager Kay Robinson present

Secretary's Report: The minutes of the October 11 meeting were read by Debbie Meadows, the following corrections were made: Ruth Ann stated her motion regarding the By Laws Review Committee was that the members be invited to attend the part of the meeting with Jennifer when the suggestions for revisions be discussed. Ruth Ann wanted a second estimate on the pool repair because of the cost involved and that it was not a solid estimate. Page 4 the funds that Tonya was talking about were the CD's that were cashed and deposited in the Morgan Keegan fund. She also stated in the past the amended minutes were distributed to the board and also emailed to her to put on the internet.

The motion was made by Russ Segraves and seconded by Garry Mills to accept the minutes as corrected and it carried unanimously.

Treasurers Report: Ruth Ann stated John had asked her to go over the financial reports in more detail. Small Claims court on October 24 we had 22 claims, filed motion to dismiss on 15 because they were paid. A motion was filed on 2 to continue until December because they were almost paid, default judgement was filed on the remaining 5. Jennifer was asked for an update on foreclosures, she stated several were bogged down in pencil search and she had explained to John she was going to get someone else to handle. Two cases are ready to file for default by mid December, one delivered by sheriff and lien on 3 of them. She will inquire about lien process. Russ questioned what the lien was on, Ruth Ann stated they were filed on the lot. Seven cases total waiting for final disposition on foreclosure. Ruth Ann stated the member of lot 587 wanted to sell his lot under the condition that it include a camper he wanted to put on it, the lot is presently vacant. She asked Kay if we could prevent him from bringing the camper in. John stated that the manager is supposed to inspect all campers before put on the lot. Kay said he could bring it in at any time and no one would know. Russ stated the camper would be no trouble to get rid of if lot is foreclosed on. Member is notified they have 30 days to remove or we can remove it ourselves. Bill Pray asked if the member's gate card has been deactivated. Ruth Ann stated we have never done that until the foreclosure is final. Bill Pray made the motion & it was seconded by Debbie Meadows to deactivate gate card for lot 587 so that member has to see security to get in. Russ asked for clarification as to what the manager would tell the member about a camper being brought in. It was general consensus that due to the condition of the camper as the member has stated, she would deny him entry into the park with the camper. The motion carried unanimously.

Ruth Ann passed out the financial report stating she started off with the collapsed version and explained the bank accounts. Money changer and Petty Cash are re-deposited at the end of the year. In January the accounts are re-opened with the allotted funds. WildRidge operates on a cash basis so there are no Accounts Receivable until dues received or Accounts payable until bills are paid. She explained how she handled discounts and overpayments. There was one member last year who paid twice, that will be refunded in December so that all they have to do is sign the check and send back to pay their dues for 2004. Ruth Ann continued to explain each area of the Balance Sheet stating she does not know exactly where the Opening Balance Equity & Retained Earnings come from but she is ready to research it to get a better understanding. She further explained the Balance Sheet with the expanded version, then proceeded to the Profit & Loss statements.

Ruth Ann proceeded to explain how dues are computed and stressed the importance in wording the dues letters accurately because taxes we owe on late fees are based on what we state our dues begin at. All additional \$5.00 increments beyond that stated amount are what we must pay taxes on.

Russ asked where dues from the previous year that are not paid until current year are recorded. Ruth Ann explained that since we are on cash basis, the dues are reported in the year they are received. There is detail available in the Quick Books program that will tell what year they are from. She explained a report she does at year end and gives copy to the president that details all dues not paid as Accounts Payable for that year.

John asked if the large difference between the Employee Medical Insurance expense was due to more employees on now and Ruth Ann confirmed. She also explained that wages paid for mowing go into Payroll Expenses.

Russ questioned why the gate cards were categorized as restricted funds, Ruth Ann stated it had been decided by a previous board to do it that way. Debbie asked if the Gate Cards other was income from purchases of additional cards which Ruth Ann confirmed.

Russ Segraves made the motion to accept the Treasurer's report, it was seconded by Bill Pray and carried unanimously.

Debbie Meadows asked Ruth Ann for an update on some lots that were in foreclosure as stated in previous meeting minutes. Ruth Ann gave an update on the status of the lots.

Russ asked for clarification of the amount in the Restricted Funds. Ruth Ann stated Quick Books did not provide the detail on that account, it was something she had to keep track of manually. Russ suggested moving some of the funds to the general funds. Ruth Ann stated those funds were set up to not be used for other than emergencies. Membership would have to vote on moving the funds from the restricted funds. It was not determined how the gate cards and lot sales got in there. As of September 30, \$171,966.70 in Morgan Keegan, & operating funds \$23,910.12. It was suggested that it be discussed at the 2004 Membership meeting. John feels it would be helpful to communicate this detail to the membership. Russ feels increasing dues when there is so much in restricted funds is maybe not wise. Ruth Ann will not support using these funds to prevent increasing dues because it would be using the funds to offset a deficit in the operating funds. It was explained to her that the contingency fund was to be used only for a catastrophic event. Russ feels this should be discussed at the annual meeting.

Ruth Ann then presented the proposed budget for 2004 stating that with October figures in, things did not look as bad as they had during the budget workshop.

Russ Segraves made the motion that employee merit increases not exceed 4% for any individual and 2% over all. Kay will determine the rate of increase for each employee and the board will back her. John Mitchell will determine the amount of increase for Kay and the balance of the budget will be divided among the remaining employees. Bill Pray seconded the motion and it carried unanimously.

Ruth Ann asked the board to approve the amount of \$55,000.00 for property taxes. The motion was made by Russ Segraves to accept that line of the budget with Bill Pray seconding the motion. The motion carried with all voting yes with the exception of Debbie Meadows and Thelma Wade.

John Mitchell made the motion to accept the Health Insurance line of the budget as \$22,000.00. Garry Mills seconded the motion and it carried unanimously.

Ruth Ann made the motion to have security employees wear shirts & name tags provided by WildRidge and navy blue pants provided by employee. Bill Pray seconded the motion and it carried unanimously.

Ruth Ann made the motion to donate \$100.00 each to the Birdseye, Celestine and English Fire Departments. The motion was seconded by Thelma and carried unanimously.

The motion was made by Russ & seconded by Ruth Ann to have mowing be done by WildRidge in 2004 with rate remaining the same as 2003. Additional mowing employee will be hired at a yearly cost not to exceed \$4200.00 without approval by the board. The motion carried unanimously.

The motion was made by Thelma and seconded by Bill Pray to suggest to the 2005 board to budget for repair of the floors of the shower houses and installation of handicapped stalls. The motion carried unanimously.

The motion was made by Ruth Ann and seconded by Garry Mills to suggest to the 2005 board to budget for repair of the southwest side of the Day Lodge and it carried unanimously.

The motion was made by Ruth Ann and seconded by Bill Pray to track the pool expenses separately with the Rec area and not to exceed \$5000.00 and it carried unanimously.

The motion was made by Ruth Ann and seconded by Thelma for WildRidge Association to pay \$310.00 plus AD&D & Life toward the cost for the employees whose annual hours average 28 hr/wk. and it carried unanimously.

The motion was made by Ruth Ann and seconded by Russ to access dues for 2004 at \$575.00 less the rebate of \$25.00 for a net of \$550.00 and it carried unanimously.

Manager's Report - Kay Robinson read the managers report as documented. Lists of projects to be done during winter were given as:

- Replace electrical breakers with blanks for all lots on own electric utility.
- Check for pirates of electricity, sewer drops and downspouts into sewer lines.
- McFerran property clean up

The motion was made by Debbie Meadows and seconded by Bill Pray to have the maintenance department disconnect any downspout found to be connected to the sewer lines and it carried unanimously.

Committee Reports – Debbie Meadows passed out the final report of the By Laws Review committee indicating their sources for reference.

OLD BUSINESS:

The motion was made by Debbie and seconded by Bill to have Kay order 2 vending machines from a vending service she recommended to be installed by May 1st in the Day Lodge and in the pool area. The motion carried unanimously.

Purchase of new mower - Kay presented recommendation for zero radius mower to purchase. It has been loaned to us, Reggie has tried it out and recommends it. Hagen's Repair ExMark Lazer Z 48" List Price \$6800.00 Sale Price \$6300.00 The motion was made by Garry Mills and seconded by Bill Pray and carried unanimously to purchase the mower before the end of 2003

Review of By Laws committee work and meeting with Jennifer Tucker is scheduled for November 15 beginning at 9AM. Debbie will invite members of committee to come at 9 AM. Other issues will be discussed with Jennifer at that time as well.

Tax Sale – Thelma was not able to attend the tax sale, status of lots unknown at the present time.

Security Cameras – Russ has been in contact with Sonitrol and will have them come to give estimates;
One estimate for us to purchase the system
Another estimate for maintenance

Sirens – Only siren at this time is on security truck

Debbie asked what the status was of the motion made on October 12 to make all members have their lots marked by Labor Day or WildRidge would do it for a charge of \$25.00. Are we still pursuing this or has it

been discarded. John Mitchell stated it had been discarded since Bill is painting the lot numbers on the roads. Bill stated he has 450 of them completed.

The motion was made by Russ and seconded by Garry to require all lots to be marked with the number properly displayed with minimum 4" numbers before it can be transferred to new member. The motion carried unanimously.

NEW BUSINESS:

Winter Sign In - The motion was made by Thelma, seconded by Bill and carried unanimously to have Security Guards require that all members entering the park from December 1 – March 31 sign in to enter and close the second gate.

Name of Newsletter – there was a contest to pick a new name for the newsletter and it should remain "Wild News from the Ridge"

The motion was made by Russ Segraves, seconded by Garry Mills and carried unanimously to raise the limit on the credit cards used by the manager, president and treasurer to an accumulative limit of \$1000.00 to alleviate the problems caused by the current \$500.00 limit.

The pool cleaner has been purchased but we need an extra line to clean the full area of the pool. The line that came with it will not reach the full area and security would have to change the location of the cleaner at some point during the night. The motion was made by Thelma, seconded by Debbie and carried unanimously to purchase the extra line.

The motion was made by Garry Mills seconded by Debbie Meadows to authorize Kay Robinson to sign checks. The motion carried with Russ stating only if she is bonded.

The next meeting will be on March 13, 2004.

The motion was made by Thelma, seconded by Debbie and carried unanimously to adjourn. With no agenda or need for an executive session, the meeting adjourned at 1:20 PM.

Minutes by: Deborah Meadows

Date Amended: _____

Date Approved: 3-13-04

WILDRIDGE BOARD OF DIRECTORS MEETING
OCTOBER 11th, 2003

1. CALL TO ORDER 9:00 AM
2. SECRETARY'S REPORT OF SEPT. 13th, BOARD MEETING
3. TREASURER'S REPORT
4. MANAGER'S REPORT
5. COMMITTEE REPORTS
6. OLD BUSINESS *Curtis Tufner reviewed*
 - A. *Clean out and open up sewers under roads*
 - B. *what brand zero-radius mower to purchase (this year)*
 - C. *what type security camera system to purchase (this year)*
 - D. *Pool repair to cost approx. \$15,000 more or less*
 - E. *Pool vacuum - Bill is getting - negotiator*
 - F. *450 liter water tank*
 - G.
7. NEW BUSINESS:
 - A. *Establish abandoned lot comm. ask if they want to sell*
 - B. *Does the board want to have Block captain's*
 - C. *2 maintenance thru 12/31 -*
 - D. *Oct 25 BP 6M 2nd*
8. NEXT MEETING NOV. 8th., 2003
9. MOTION TO ADJOURN TO THE EXECUTIVE BOARD MEETING.

By Laws Review Committee
Members and Meetings

Members: Dean Roberson, John Sharp, Tonya Carter, Donna Muir, Debbie Meadows

Meetings: June 21, July 19, August 23, August 30, September 20

Time & Place of Meetings: Wildridge Shelter House, 9:00 AM (camptime)

Total Hours Spent: 12

RESOURCES FOR SUGGESTED
BYLAWS REVISIONS

Wilby Edwards
State Farm Insurance
Jeffersonville, IN

Foremost Insurance Group
P.O. Box 164
Grand Rapids, MI 49502-0309
(800) 752-2461

Thad Adams
Adams Construction Services
(812)945-1032

Indiana Codes

IC 23-17-12-8 (a) Members may remove a director elected by the members with or without cause unless articles of incorporation provide otherwise.

IC 23-17-10-5 (2) Notice of an annual or a regular meeting includes a description of any matter or matters to be considered at the meeting that must be approved by the members

WildRidge Association
Board of Directors Meeting
October 11, 2003

Amended November 8, 2003

The meeting was called to order at 9:02 AM

Members Present: John Mitchell, Garry Mills, Ruth Ann Reteneller, Debbie Meadows,
Russ Segraves, Bill Pray, Thelma Wade

Manager Kay Robinson present

Secretary's Report: The minutes of the September 13 meeting were read by Debbie Meadows, the following corrections were made: Ruth Ann stated she had said the auditor & tax accountant would continue to "explore issues raised by the review" rather than "review the books". In regards to the member wanting information on other members involved in the fire, Ruth Ann stated "the board had made the decision to respect the confidentiality of the members" should be added. She also stated the names of the members of the By Laws Review committee should be stated. The motion on carports carried unanimously. John Mitchell asked if any member of the board wanted to make a motion to grant Ruth Sears a variance on her building permit. No motion was made.

The motion was made by Russ Segraves and seconded by Garry Mills to accept the minutes as corrected and it carried unanimously.

Treasurers Report: Ruth Ann passed out the financial reports. She stated that once again there was nothing remarkable about them. John Mitchell questioned the net income vs the budget. Payroll is in excess of \$30,000.00, we lost interest on bank accounts. Ruth Ann will check with the bank regarding the interest rates. John stated he needed time to look over them before he had any questions. Ruth Ann said to call or email her with questions any time. Small Claims court was changed to October 24 due to the death of the Governor. Ruth Ann had faxed a request to Jennifer for the status of the February 9 filings, she stated searches will be done differently in the future.

Property Tax Sale is scheduled for October 28 and one lot is in foreclosure, Ruth Ann asked Jennifer if we should pay the taxes prior to the sale and can we still foreclose. When property is purchased through the tax sale, all that is purchased are the improvements. She read the letter from Jennifer but is unsure of meaning. There is a question regarding if we have to wait for 1 year after purchase before doing anything with the lot. The owner has 1 year to reclaim property. Thelma Wade stated they had to pay whatever was paid at the tax sale plus 10% before they can reclaim. Usually when they find out they are buying improvements only there are no bids made on the property. Russ Segraves explained the procedures of a tax sale and time line of foreclosure, waiting on pencil search. Russ suggested paying the taxes on lot in question to avoid tax sale.
Lot 433 owes over \$3000.00 in taxes, lot 587 owes \$60.00

Russ made the motion to pay taxes on lot 587 and to wait to see what happens at sale for lot 433. Bill Pray seconded the motion & it carried unanimously. Thelma will go to the tax sale and report back to the board. The other 3 lots on the list are between tax office and the owners.

There is no finalized budget yet, we are waiting on the tax liability. Health insurance increase will impact 2 employees, 1 @ \$9.75 and 1 @ \$3.00 per check. Insurance premium will be \$151.18 more annually over last year which will result in \$20.00 per month for WildRidge. We paid \$20,000.00 last year for 6 employees @\$300.00 per month per employee. Board will need to decide how to handle.

Assessor lowered pool value, tax rate may or may not go down, reduced number of lots, changing status to category E from D. The assessor has made the adjustments.

Wildridge has 1 lot for sale, lot # 486, we have \$4300.00 invested. Russ suggested putting it in the newsletter for someone to make offer.

The motion was made by Russ & seconded by Garry Mills to accept the treasurer's report and it carried unanimously.

Ruth Ann asked when the information is needed for the newsletter. Debbie stated she would like to have the information by Monday, October 20 so she can have the newsletter to the board by October 25 for approval.

Managers Report: Kay read the manager's report stating mowing had continued. Lot lines marked, park pick up continues weekly. Repair was done on mower #1 and the dump truck. Painting of the playground equipment was completed except for the top of the swing set, we will need a taller ladder to complete. New snap rings installed on flag pole. Water leaks repaired at lots 411,267,136 & 255. Sewer upgrades on lots 163,393 & 272. Winter maintenance has begun on common grounds & shower house, pool chairs stored in game room. Two filing cabinets in office have been organized. The shirts are in and accounted for. A new cleaning list has been implemented with each employee being responsible for different duties. Four more lots have applied for electric waivers and there are 50 lots for sale.

Ruth Ann asked Kay to email her the list of lots for sale.

Committee Reports: Debbie handed out the report for the By Laws Review committee. She read the suggestions made by the committee for revisions to the By Laws.

Ruth Ann asked who was consulted other than the members of the committee to arrive at the suggestions made. The 3 members of the committee present, stated they had consulted insurance companies, construction companies and the Indiana Government web site for state laws.

Ruth Ann stated the board would have to consult with Jennifer during our training on November 15 before making any changes. When the By Laws were revised, it was done with thought and legal counsel.

Ruth Ann stated there were 8 members who volunteered for the committee, and asked how many did actually serve. Debbie stated there were 5 members on the committee. Tonya Carter stated she had obtained information from her insurance company. Dean Roberson explained the committee's process of reviewing all previous by laws.

Ruth Ann expressed her appreciation of the work done by the committee and wants a list of all resources used and number of times committee met. Debbie advised her she would prepare that for the next meeting. Debbie asked the board to utilize the work done by the board and seriously consider the suggestions made. Ruth Ann said we should probably have a workshop to go over the committee's report but we would have to do it during the winter months. She expressed her concern over that group of members saying the board had gone about amending the by laws underhandedly by doing it in the winter. She stated there had been several references made regarding the board's plan to amend the by laws in several board meetings and the newsletter.

Ruth Ann made a motion to send suggestions to Jennifer & have her prepare answers to the issues and invite the committee members to attend the meeting with Jennifer when this is discussed. Russ Segraves seconded the motion and it carried unanimously.

Ruth Ann stated she had scheduled Jennifer to do the board training on November 15 but there seemed to be a conflict with some members on that date. After discussion, it was decided that she would contact Jennifer to see if we could reschedule for November 1 with November 15 being second choice.

Ruth Ann expressed her concern about Thelma being treasurer next year if she goes to Florida every winter. Small claims court is a responsibility of the treasurer and some times that has to be done during winter months.

Old Business:

- A. Clean out and open up sewers under roads – John Mitchell made a motion to have Clear Line give an estimate to clean out the 4 worst culverts and go ahead if the estimate did not exceed \$500.00 using the road fund monies. Bill Pray seconded the motion and it carried unanimously.

- B. What brand of zero radius mower to purchase this year – Kay will contact Vendors to try out 3 different models. She has consulted Reggie and will see if they will bring a demo out for us to try out. She will have recommendation by next board meeting.
- C. What type security camera system to purchase – Russ has contacted a company that will contact Kay with information.
- D. Pool repair – Kay presented estimate from JayKem for \$16,970.00. Ruth Ann wants a second estimate, due to the cost involved and the fact that it is not a solid estimate. Other members of the board were concerned we are wasting valuable time unless we can get the quote within the next week. Russ made the motion to try to get another quote by 10/24 and go with JayKem if unable to secure a second quote by that time. The information will be communicated by email for a decision to be made by 10/25. Bill Pray seconded the motion and it carried unanimously.
- E. Pool vacuum – Bill is getting the information and will negotiate best price.
- F. Bill has 450 lots numbered
- G. Lot 157 - Thad Adams will cut off the overhang. We have received a letter from the attorney for lot 158. Jennifer will respond to the letter.
- H. John McFerran – we have sent the release to him, when we receive the signed document back we will proceed with the work.
- I. Jennifer is working on the issues with Weiner's equipment and the dump truck on member's lots. We need to send her a copy of the lease agreement. She will proceed with these issues as well as the issue with lot 157 & 158.

New Business:

- A. John suggested establishing an abandoned lot committee to identify the lots that need cleaned up. Debbie stated this had been on her Wish List also. It was agreed we needed to do something about the lots. The secretary will work on a letter of notification to members of such lots advising them of their options.
- B. Does the board want to have Block Captains – It was decided to put the information in the newsletter and see if we can get any volunteers.
- B. Ruth Ann stated it was in the budget to keep 2 maintenance men through December 31. She asked Kay to compile a list of jobs to keep them busy she did not want to see them spend that whole time on leaf collection. Debbie suggested she compile a list of all work that needed to be done throughout the winter and how many hours it should take for each job.
- C. Thelma stated the donated bicycle rack had been placed by the foot bridge at playground.

Ruth Ann made the motion to keep the daytime security staff until at least December 31 to allow Kay time to work with the maintenance crew to learn more about the park. The motion was seconded by Russ Segraves and carried unanimously.

Members Questions/Remarks:

Brad Hilgert, Lot 619, had written a letter of accomadation for employee Matt Russell, regarding his work performance during an emergency situation regarding a member who became ill in the park. The letter was read by the secretary and will be placed in his employee file.

Ruth Ann asked how the member, Mr. Wolf, was doing, Garry Mills stated he was not doing well.

Lot 267 - Ruth, didn't we pull out of the CD funds last year at the end. This would account for the difference in the interest. We were getting more interest on these than our regular checking account.

Answer: Ruth Ann stated her name is Ruth Ann not Ruth and that we cashed in the CD's & put the funds in the Old National account.

Lot 46 – Faucet is dripping at water post.

Answer: Kay will advise maintenance

Lot 5 – What is going on with pool leak?

Answer: That was covered in the meeting

Lot (unknown) Pool cover should be put on to keep leaves out.

Answer: We left it off until pool repair companies could look at problems to give estimates to repair. Cover will be put on when they are done.

Lot 267- Do the pool attendants know what their job is?

Answer: Kay will make sure job description is followed.

Ruth Ann stated we need to make WildRidge a place people want to work so we can get better qualified applicants when employment ads run. Maybe we should put the pool rules in the Spring newsletter.

Kay stated they would shut the water off on November 3

The next meeting will be held on November 8, 2003. There will be a special meeting held on October 25, 2003 to vote on the pool repair.

With no other business to discuss the motion was made by Debbie Meadows and seconded by John Mitchell to adjourn. The motion carried unanimously and the meeting adjourned at 1:50 PM.

Board of Directors Meeting
Wildridge Association
September 13, 2003

Amended October 11, 2003
Tape 1A

The meeting was called to order at 9:13 A.M.

Members Present: John Mitchell, Garry Mills, Ruth Ann Reteneller, Bill Pray, Russ Segraves, Thelma Wade, Debbie Meadows

Manager Kay Robinson: Present

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the August 2, 2003 Board Meeting were read by Debbie Meadows. John Mitchell explained that the price of gasoline stated in the minutes as \$1.55 per gallon was the price at that time but it would fluctuate. A motion was made by Bill Pray and seconded by Thelma Wade to accept the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated the July financial reports were not ready at the August 2 meeting due to the bank statement not being available yet. July & August financial reports were now available. She passed out the reports and allowed time for the Board members to look them over in case they had any questions. She stated she had not seen anything particularly remarkable in them.

Ruth Ann stated the total expenses were up by \$47,720.00 over last year, \$30,000.00 in payroll, \$2500.00 in legal fees, utilities up \$9000.00. She also stated the numbers would change when the auditor tells her what to do. Nothing Kevin has done is reflected in these reports. She asked that any time anyone had questions regarding the reports to feel free to call or email her.

Ruth Ann stated the auditor was done with his report. She expressed her concerns that the auditor & the tax accountant were not agreeing with some matters regarding the tax returns. She did not feel comfortable with that and the Board agreed. She asked if we wanted to allow the auditor & accountant to continue their dialogue to figure out what changes should be made to the tax return & financial statement. The auditor would charge \$60.00/hour and the accountant probably the same. There was no estimate on how many hours it would take. She suggested a cap of \$600.00 be put on the audit and if it was necessary to go beyond that she would bring it back before the board. Russ Segraves made the motion to continue the audit with the cap of \$600.00 with approval of the board to exceed above the cap. Garry Mills seconded the motion and it carried unanimously.

There is a Small Claims Court date scheduled this Friday for foreclosure on a lot. She has received a call from the member and has spoken with his brother. She had advised him earlier in the year that if he sold his lot by end of summer he could avoid foreclosure. He has not put his lot up for sale, he called when he got the papers for the foreclosure and expressed his bad luck this year. He has a claim filed regarding the fire and wants Wildridge to give him the names of the other lot owners involved in the fire. He was supposed to call the office last Wednesday to put his lot on the for sale list. Kay said he had not called. His claim is regarding a golf cart involved in the fire, Bill Pray said he did not have the golf cart insured and it should not have been in here. Ruth Ann asked if we wanted to give him the names of the other lot owners or should we call them and obtain their insurance information to give to him. John Mitchell stated he did not feel Wildridge should get involved. Russ Segraves stated he would need to submit in writing to file an open record request. It was determined that, the amount he owed was for more than just the current year. After more discussion, it was decided that his bad luck this year should not stop proceeding with the foreclosure and that Wildridge would have to receive a letter from the member's lawyer requesting the names of the other's involved, otherwise we would have to respect the confidentiality of those members.

The motion was made by Garry Mills and seconded by Russ Segraves to accept the treasurer's report and it carried unanimously.

Tape 1B

Manager's Report: Kay Robinson presented the September report stating the park had been very busy. Lot lines have been marked, paid & tall lots have been mowed as well as common grounds. Park pickup and chipping continues weekly. New gate boards have been made & painted. Water leaks dug & repaired at lots 136,255 & 680. The termite has been repaired several times, the John Deere # 2 has been repaired also. Electric breakers were repaired, a new fill valve installed in Women's restroom & new shower head in men's shower house. Repairs to the merry-go-round and volleyball net and yellow jacket nests destroyed on the playground. Washers and dryers were repaired, one way sign was put up as well as "No Smoking" signs in the day lodge. Grills in the maintenance yard cut up and disposed of. Lift station was vented at lot #534. Hepatitis shots were started again this past month.

We have lost two valuable employees and they will both be missed greatly. We have the papers for the cleanup of the fence side of John McFerran's property, clean up can begin in the fall. Lots of hard work has gone into the fire hydrant across the road, John from Jay-Kem has been running tests at the pool. He has patched one big hole in the side of the wall and some smaller ones. We received a credit from Patoka Water for the leak over Memorial Day weekend. Quotes received from Farm Bureau on prices for a tank and gas. Kay has been busy with lease assignments, newsletters, mailing election ballots, ads for the newsletter and getting the files together in the office.

We have had 12 electric waivers and there are 58 lots for sale. We now have a metal detector to help locate original stakes at lot lines when needed.

Committee Reports: Debbie Meadows read the suggestions made so far by the By Law Review Committee. She stated they had not worked on the By Laws section yet but the committee was still working on that. They had requested a copy of the original By Laws in 1987 but had not been able to obtain that yet. Members on the committee: Dean Roberson, John Sharp, Tonya Carter, Donna Muir & Debbie Meadows.

They had reviewed the rules and had many suggestions. She read the report of suggestions for amendments to the rules. John Mitchell thanked the committee for all their hard work, it appeared they had been very busy and the Board would have to consider and discuss their suggestions but would wait until the committee had completed their work on the By Laws as well.

Bill Pray expressed his concern with some of the suggestions. Debbie stated that the understanding of the committee was to offer suggestions but it would be the Board that would decide on any amendments to the rules. The committee will continue their work & the final report will be presented at the next board meeting.

Old Business:

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Ruth Ann stated that Thelma Wade is in training for the office of Treasurer. Ruth Ann is writing timeline and directions for each procedure to help Thelma in her training. Financial files will remain on the computer in the manager's office as well as on the laptop computer in the Treasurer's possession.

Debbie Meadows asked for all directors to prepare their Wish List of what they would like to see accomplished this year. If given to her, she will compile them all for the budget meeting.

Ruth Ann stated the budget meeting would be held on September 27 beginning at 10:00 AM and the meeting would be held at her place. So far on the agenda:

- Funds for training for the Board
- Fire Hydrant annual maintenance fee \$537.44
- Parking area for golf carts by shelter house
- Gas Tank
- Training for security guards
- Flush valves
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Answer: This has already been addressed

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Lot 264 Give Ruth Sears variance and wants metal carports

Answer: This has already been addressed

Lot 279 - Ruth Sears wants variance for roof over

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Tape 3 A

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Answer: Bill Pray made motion and Garry Mills seconded it to have the attorney send a notice that they have 30 days to remove it or we will have it towed. The motion carried unanimously.

Lot 237 What are you going to do about lot owner doing business from their lot.

Answer: The board has sent him a letter but he has failed to remove the equipment. Ruth Ann stated we will keep working on it. Thelma made a motion to have Jennifer send him a letter also stating he is in violation of the lease. Bill Pray seconded the motion and it carried unanimously.

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Answer: This has been reported to maintenance

Lot 264 Carports

Answer: This has been addressed

Lot 283 How much did Messmer Mechanical charge the park for cleaning our pumps on July 3rd? Also, why didn't the manager just instruct our maintenance men to clean them?

Answer: \$361.00 The reason our maintenance men did not clean them was because they had not received their full series of hepatitis shots.

(Debbie Meadows had to leave the meeting due to prior commitment for family reunion)

Thelma Wade stated Debbie had asked her to address another item on her list since she had to leave. She would like to see a sign put on the door of the day lodge stating a meeting is in progress. Thelma said she could make the sign, the board felt it was a good idea.

Thelma said the Church group had approached her about getting blinds for the double door in the day lodge to close during church service. The board agreed this would be a good idea.

A motion to adjourn was made by Ruth Ann and seconded by Bill Pray. It carried unanimously.

John Mitchell stated the executive session would follow after a short break.

Approved October 11, 2003

Deborah Meadows, Secretary



WILDRIDGE BOARD OF DIRECTORS MEETING
SEPT. 13TH, 2003

1. CALL TO ORDER 9:00 AM
2. SECRETARY'S REPORT OF AUGUST 9TH. BOARD MEETING
3. TREASURER'S REPORT
4. MANAGER'S REPORT
5. COMMITTEE REPORTS
6. OLD BUSINESS

(A) 500GAL. GAS TANK ON STAND IN MAINTENANCE AREA.

(B) THE BID TO INSTALL GABIANS ON DITCH BANK IS \$2792.09

THE BID TO INSTALL 36" DIA. CULVERT IS \$3203.60 = \$6095.69

(C) THE SOCIAL COMMITTEE WANTS TO INSTALL A CULVERT PIPE 100FT LONG WITH CATCH BASINS BY SHELTER HOUSE.

(D) car ports, Allow them or not and if they are

Allowed what restrictions, specifications are needed

(E) Ruth Sears #279 roof only (not allowed
on exception)

F.

G.

7. NEW BUSINESS:

(A) NEWS LETTER RESPONSIBILITY.

(Secretary's responsibility to write letters & notify members)

(B) CONTINGENCY PLANS FOR ANY EMERGENCY THAT MAY OCCUR IN WILDRIDGE (committee to establish written plans.)

(committee rounding up)

(C) VERIFY LOCATION OF TREASURERS FILES WITH BOARD.

D. DIRECTORS PLANS FOR UPCOMING YEAR (budget purposes)

(budget wish list) prep meeting 10Am Sept 27th

at Ruth Ann

messmer Actual meeting

Meehan Oct - ?
2nd Sat of the month

8. Next meeting Oct. 11th, 2003

9. Motion to adjourn to the executive board meeting

security light
at 308 (Toler)

Board of Directors Meeting
Wildridge Association
September 13, 2003

Amended October 11, 2003
Tape 1A

The meeting was called to order at 9:13 A.M.

Members Present: John Mitchell, Garry Mills, Ruth Ann Reteneller, Bill Pray, Russ Segraves, Thelma Wade, Debbie Meadows

Manager Kay Robinson: Present

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the August 2, 2003 Board Meeting were read by Debbie Meadows. John Mitchell explained that the price of gasoline stated in the minutes as \$1.55 per gallon was the price at that time but it would fluctuate. A motion was made by Bill Pray and seconded by Thelma Wade to accept the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated the July financial reports were not ready at the August 2 meeting due to the bank statement not being available yet. July & August financial reports were now available. She passed out the reports and allowed time for the Board members to look them over in case they had any questions. She stated she had not seen anything particularly remarkable in them.

Ruth Ann stated the total expenses were up by \$47,720.00 over last year, \$30,000.00 in payroll, \$2500.00 in legal fees, utilities up \$9000.00. She also stated the numbers would change when the auditor tells her what to do. Nothing Kevin has done is reflected in these reports. She asked that any time anyone had questions regarding the reports to feel free to call or email her.

Ruth Ann stated the auditor was done with his report. She expressed her concerns that the auditor & the tax accountant were not agreeing with some matters regarding the tax returns. She did not feel comfortable with that and the Board agreed. She asked if we wanted to allow the auditor & accountant to continue their dialogue to figure out what changes should be made to the tax return & financial statement. The auditor would charge \$60.00/hour and the accountant probably the same. There was no estimate on how many hours it would take. She suggested a cap of \$600.00 be put on the audit and if it was necessary to go beyond that she would bring it back before the board. Russ Segraves made the motion to continue the audit with the cap of \$600.00 with approval of the board to exceed above the cap. Garry Mills seconded the motion and it carried unanimously.

There is a Small Claims Court date scheduled this Friday for foreclosure on a lot. She has received a call from the member and has spoken with his brother. She had advised him earlier in the year that if he sold his lot by end of summer he could avoid foreclosure. He has not put his lot up for sale, he called when he got the papers for the foreclosure and expressed his bad luck this year. He has a claim filed regarding the fire and wants Wildridge to give him the names of the other lot owners involved in the fire. He was supposed to call the office last Wednesday to put his lot on the for sale list. Kay said he had not called. His claim is regarding a golf cart involved in the fire, Bill Pray said he did not have the golf cart insured and it should not have been in here. Ruth Ann asked if we wanted to give him the names of the other lot owners or should we call them and obtain their insurance information to give to him. John Mitchell stated he did not feel Wildridge should get involved. Russ Segraves stated he would need to submit in writing to file an open record request. It was determined that, the amount he owed was for more than just the current year. After more discussion, it was decided that his bad luck this year should not stop proceeding with the foreclosure and that Wildridge would have to receive a letter from the member's lawyer requesting the names of the other's involved, otherwise we would have to respect the confidentiality of those members.

The motion was made by Garry Mills and seconded by Russ Segraves to accept the treasurer's report and it carried unanimously.

Tape 1B

Manager's Report: Kay Robinson presented the September report stating the park had been very busy. Lot lines have been marked, paid & tall lots have been mowed as well as common grounds. Park pickup and chipping continues weekly. New gate boards have been made & painted. Water leaks dug & repaired at lots 136,255 & 680. The termite has been repaired several times, the John Deere # 2 has been repaired also. Electric breakers were repaired, a new fill valve installed in Women's restroom & new shower head in men's shower house. Repairs to the merry-go-round and volleyball net and yellow jacket nests destroyed on the playground. Washers and dryers were repaired, one way sign was put up as well as "No Smoking" signs in the day lodge. Grills in the maintenance yard cut up and disposed of. Lift station was vented at lot #534. Hepatitis shots were started again this past month.

We have lost two valuable employees and they will both be missed greatly. We have the papers for the cleanup of the fence side of John McFerran's property, clean up can begin in the fall. Lots of hard work has gone into the fire hydrant across the road, John from Jay-Kem has been running tests at the pool. He has patched one big hole in the side of the wall and some smaller ones. We received a credit from Patoka Water for the leak over Memorial Day weekend. Quotes received from Farm Bureau on prices for a tank and gas. Kay has been busy with lease assignments, newsletters, mailing election ballots, ads for the newsletter and getting the files together in the office.

We have had 12 electric waivers and there are 58 lots for sale. We now have a metal detector to help locate original stakes at lot lines when needed.

Committee Reports: Debbie Meadows read the suggestions made so far by the By Law Review Committee. She stated they had not worked on the By Laws section yet but the committee was still working on that. They had requested a copy of the original By Laws in 1987 but had not been able to obtain that yet. Members on the committee: Dean Roberson, John Sharp, Tonya Carter, Donna Muir & Debbie Meadows.

They had reviewed the rules and had many suggestions. She read the report of suggestions for amendments to the rules. John Mitchell thanked the committee for all their hard work, it appeared they had been very busy and the Board would have to consider and discuss their suggestions but would wait until the committee had completed their work on the By Laws as well.

Bill Pray expressed his concern with some of the suggestions. Debbie stated that the understanding of the committee was to offer suggestions but it would be the Board that would decide on any amendments to the rules. The committee will continue their work & the final report will be presented at the next board meeting.

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Tape 3 A

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John Mitchell stated the executive session would follow after a short break.

Board of Directors Meeting
Wildridge Association
September 13, 2003

Tape 1A

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Manager Kay Robinson: Present

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*explore
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*Board would
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Tape 1B

Manager's Report: Kay Robinson presented the September report stating the park had been very busy. Lot lines have been marked, paid & tall lots have been mowed as well as common grounds. Park pickup and chipping continues weekly. New gate boards have been made & painted. Water leaks dug & repaired at lots 136,255 & 680. The termite has been repaired several times, the John Deere # 2 has been repaired also. Electric breakers were repaired, a new fill valve installed in Women's restroom & new shower head in men's shower house. Repairs to the merry-go-round and volleyball net and yellow jacket nests destroyed on the playground. Washers and dryers were repaired, one way sign was put up as well as "No Smoking" signs in the day lodge. Grills in the maintenance yard cut up and disposed of. Lift station was vented at lot #534. Hepatitis shots were started again this past month.

We have lost two valuable employees and they will both be missed greatly. We have the papers for the cleanup of the fence side of John McFerran's property, clean up can begin in the fall. Lots of hard work has gone into the fire hydrant across the road, John from Jay-Kem has been running tests at the pool. He has patched one big hole in the side of the wall and some smaller ones. We received a credit from Patoka Water for the leak over Memorial Day weekend. Quotes received from Farm Bureau on prices for a tank and gas. Kay has been busy with lease assignments, newsletters, mailing election ballots, ads for the newsletter and getting the files together in the office.

We have had 12 electric waivers and there are 58 lots for sale. We now have a metal detector to help locate original stakes at lot lines when needed.

Committee Reports: Debbie Meadows read the suggestions made so far by the By Law Review Committee. She stated they had not worked on the By Laws section yet but the committee was still working on that. They had requested a copy of the original By Laws in 1987 but had not been able to obtain that yet. *Members Names*

They had reviewed the rules and had many suggestions. She read the report of suggestions for amendments to the rules. John Mitchell thanked the committee for all their hard work, it appeared they had been very busy and the Board would have to consider and discuss their suggestions but would wait until the committee had completed their work on the By Laws as well.

Bill Pray expressed his concern with some of the suggestions. Debbie stated that the understanding of the committee was to offer suggestions but it would be the Board that would decide on any amendments to the rules. The committee will continue their work & the final report will be presented at the next board meeting.

Old Business:

John Mitchell stated he had Kay check into installing a gas tank for use for maintenance equipment rather than carrying gas cans around. Ruth Ann had checked with the insurance company and the cost would be 70 cents per gallon per year or \$350.00 for a 500-gallon tank. Russ Segraves felt a 300-gallon tank would be sufficient and much safer. Ruth Ann asked if there would be a meter on the tank that would be maintained by the company installing it. Kay said yes that they would maintain everything on the tank including the hose. It was decided this would be discussed at the budget meeting for next year since this was not in the budget for this year.

John Mitchell stated he had obtained a quote for the repair of the ditch down by Mel Woodruff's place, thinks it is lot 704. He first thought gabians was the best way to repair but after talking to other knowledgeable people now feels riprap & concrete slurry. He had obtained a price from Eli for the repair using gabians of \$2792.09 but if we went with the rip rap it would be less expensive. He had also obtained a quote from Eli to repair the road in the same area for \$3283.60 using concrete pipe. Russ Segraves felt we should use plastic pipe instead because it would cost less and be easier to work with. John said he had spoken with another member who gave him the same information and felt it would probably be a better way to go. It was decided he would get new quotes from Eli for the alternative methods.

Social Committee wants the N side of shelter house made into parking area for golf carts. It would need to have 100' of culvert pipe with catch basins. Bids were submitted by Eli (\$1889.69) & Wenholdt (\$2728.00). It was determined that since it was not in the budget this year, it would be discussed at the budget meeting.

Tape 2A

Carports: Need to determine whether we will allow them or not. Bill Pray stated that according to the poll taken on the election ballots, the members wanted them. He feels they must apply for a permit and show the board the anchoring system they are going to use. He feels we should allow the metal ones only. Ruth Ann wanted to table the issue until the Board had time to read the suggestions made by the Rules Review Committee. Can the committee explain how they came up with these suggestions? John Mitchell stated his concern that we have never put a rule into effect that went against the Restrictive Covenants of the lease and it states "no carports". Bill Pray said it also states "no garages" and we have those in here. Russ Segraves stated his concern that if we did not make a decision today, many members wanting to do something this year would not be able to before the park closed for the season. The election survey showed that over half wanted them. He also felt the anchoring system should be the one that comes with the carport not one we design, we are not engineers. John Mitchell said we had to take the 1200 sq. ft. rule into consideration. He has seen many carports stay in place for a long time and doesn't feel the anchoring them down is the real problem, we can't put it in the By Laws if it is against the lease. Can we set up special rule but not put in By Laws? After much more discussion, the motion was made by Bill Pray and seconded by Russ Segraves as follows: *noted woman*

Metal carports cannot exceed 20' X 20', nor exceed 13' in height. They must be placed a minimum of 20' setback from road. They will be included in the 1200 sq. ft. allowable in the building rules. They cannot be enclosed and cannot have electricity run to them. Member must obtain building permit with drawing of where it will be placed. It must be securely anchored with the anchoring system designed by the manufacturer of the carport.

Then there was discussion regarding cloth type carports. The motion was made by Bill Pray and seconded by Thelma Wade as follows:

Cloth carports will be allowed on a temporary 6 month basis either during camping season or winter season to protect boats, golf carts, etc. They cannot exceed 12' X 24' and must be placed a minimum of 20' setback and anchored same as metal carports. Wildridge reserves the right to remove any cloth carport structure that becomes hazardous, unsightly or remains up past the expiration date of permit.

Bill Pray stated he has 400 lots numbered at the present time and will continue the project.

New Business:

John Mitchell stated Lot 279 is asking for variance to put roof over existing RV & sunroom without getting own electric. Debbie Meadows asked why that rule had come to be since they would actually be using less park electricity if their camper was under roof protected from the sun. Ruth Ann stated the rule had been made because putting a roof over the camper was the first step in the process of enclosing the camper and building an attached room. There would be no way to monitor whether the lot owner would obtain another building permit to enclose the structure before going on their own electric. After much discussion and comments from members present, John denied the variance. *no motion made*

Newsletter – Debbie Meadows stated her concern about only one board member having access to the publication of the newsletter and feels it is the responsibility of the Secretary not the Treasurer to publish it. She made a motion to transfer the responsibility of the Newsletter to the secretary and a committee of volunteer members to compose & distribute the publication. Ruth Ann stated she had taken it over when Doug left and is using her own software. She has 2 members helping her and has never felt she was controlling the newsletter. She has never denied any member who wanted to put something in it. Debbie stated her concern was that members did not know there was a committee they could work on nor did they know they could submit articles for it. It also is just not good business sense to have only one member of the board knowledgeable in publishing and distributing the most important means of communication to its leaseholders. Thelma Wade expressed her concerns regarding Ruth Ann's plate being too full to devote her time to the financial matters of the corporation. Ruth Ann was offended by this but will step away from the Newsletter but wants the current committee members to be allowed to remain on the committee if so desired. John Mitchell asked Debbie to repeat the motion, it was seconded by Thelma Wade as follows:

Articles from Pres. & V Pres. must be read Board members

The Secretary will form a committee of volunteer members to compile the newsletter, submit it to the Board for proofreading and approval prior to mailing. The committee will be responsible for preparing the newsletter mailing as well.

The board voted by show of hands with Garry Mills & Ruth Ann Reteneller abstaining and the motion carried. John stated Ruth Ann and Debbie would need to get together to transition the newsletter over. Bill Pray expressed his understanding that anyone could be on the committee including Ruth Ann and Debbie confirmed.

Next on agenda – Contingency Plans for Emergencies

Debbie Meadows made a motion for a committee to be formed to compose a written Contingency Plan procedural manual for the park to cover all thinkable emergencies for all board members and employees to utilize if necessary.

Ruth Ann asked Debbie to explain what exactly she meant. Debbie explained the manual would have written procedures that were approved by the board so that any one needing to handle the emergency would know what to do.

After discussion on how emergencies had been handled in the past, Russ Segraves said he thought it was a good idea because we change employees periodically and it would be good to have a SOP manual. John Mitchell asked Debbie to restate her motion, Ruth Ann clarified that this manual would be approved by the board before putting into practice, Bill Pray seconded the motion and it carried unanimously. John Mitchell appointed Debbie Meadows to head up the committee.

Next on agenda – Verification of location of Treasurer's files with the Board

Ruth Ann stated that Thelma Wade is in training for the office of Treasurer. Ruth Ann is writing timeline and directions for each procedure to help Thelma in her training. Financial files will remain on the computer in the manager's office as well as on the laptop computer in the Treasurer's possession.

Debbie Meadows asked for all directors to prepare their Wish List of what they would like to see accomplished this year. If given to her, she will compile them all for the budget meeting.

Ruth Ann stated the budget meeting would be held on September 27 beginning at 10:00 AM and the meeting would be held at her place. So far on the agenda:

- Funds for training for the Board
- Fire Hydrant annual maintenance fee \$537.44
- Parking area for golf carts by shelter house
- Gas Tank
- Training for security guards
- Flush valves
- Mowing
- Picnic Tables

Bill Pray stated he would have information about the pool cleaner for the budget meeting. John Mitchell stated that purchase had already been approved and asked Bill to get us the best price he could.

Member's Questions:

Lot 325 Ruth Sears asking for variance for her building permit

Answer: This has already been addressed

Lot 415 Ruth Sears needs variance for building permit

Answer: This has already been addressed

Lot 264 Give Ruth Sears variance and wants metal carports

Answer: This has already been addressed

Lot 279 - Ruth Sears wants variance for roof over

Answer: This has already been addressed

Tape 3 A

Lot 237 What are you going to do about the dump truck on lot 233?

Answer: Bill Pray made motion and Garry Mills seconded it to have the attorney send a notice that they have 30 days to remove it or we will have it towed. The motion carried unanimously.

Lot 237 What are you going to do about lot owner doing business from their lot.

Answer: The board has sent him a letter but he has failed to remove the equipment. Ruth Ann stated we will keep working on it. Thelma made a motion to have Jennifer send him a letter also stating he is in violation of the lease. Bill Pray seconded the motion and it carried unanimously.

Lot 308 One light not working

Answer: This has been reported to maintenance

Lot 264 Carports

Answer: This has been addressed

Lot 283 How much did Messmer Mechanical charge the park for cleaning our pumps on July 3rd? Also, why didn't the manager just instruct our maintenance men to clean them?

Answer: \$361.00 The reason our maintenance men did not clean them was because they had not received their full series of hepatitis shots.

(Debbie Meadows had to leave the meeting due to prior commitment for family reunion)

Thelma Wade stated Debbie had asked her to address another item on her list since she had to leave. She would like to see a sign put on the door of the day lodge stating a meeting is in progress. Thelma said she could make the sign, the board felt it was a good idea.

Thelma said the Church group had approached her about getting blinds for the double door in the day lodge to close during church service. The board agreed this would be a good idea.

A motion to adjourn was made by Ruth Ann and seconded by Bill Pray. It carried unanimously.

John Mitchell stated the executive session would follow after a short break.

Board of Directors Meeting
Wildridge Association
August 30, 2003

Special Session

The meeting was called to order at 7:05 p.m.

The purpose of this special meeting was to devise plan for swimming pool repair.

Members Present: John Mitchell, Garry Mills, Thelma Wade, Debbie Meadows, Russ Seagraves

John stated Wildridge was experiencing difficulty in obtaining three estimates for repair of the swimming pool. He feels it is of urgent nature to obtain an estimate due to the excessive leakage of water from the pool. He had authorized Jay Chem to come on Tuesday September 2 to assess the problem and proposal for repair. They had advised him they could locate the leak with 95% accuracy. They will start with the skimmers to determine where it is leaking.

Ruth Ann had called American Pools in Louisville who advised they could perform tests and furnish estimate for a minimum of \$350.00 but they cannot come into this area. They referred her to a company in Evansville. Upon contacting this company, John was advised this company had no equipment at the present time to evaluate the problem. They were waiting for their equipment to be repaired in California but could possibly get a loaner. John & Kay had left several messages for this company before the call was returned. The proprietor explained that his answering machine had not been operating and that was why he had not returned the calls. John expressed he did not have a good feeling about doing business with this company. All members present agreed.

It was determined we have approximately \$6000.00 left in the budget for pool repair.

Jay Chem advised that the diagnosis would be on a time and materials basis and there was no way to determine how long it would take. Thelma asked if the structure of the pool is good, John stated that Jay Chem felt the structure was good & that the pool could be repaired and give us another 15 years of service.

It was suggested that we establish a pool contingency fund and place \$7000.00 per year in the fund to pay for the pool replacement in 15 years. Everyone agreed that was a good idea, as the road fund has kept the road repairs paid for.

Thelma suggested we make a long range plan. Garry expressed needing a long range plan for pool replacement, road & ditch repair. He feels we need to build catch basins at each crossing to keep boats from tearing up roads.

John asked for a motion to let JayChem analyze the pool defect and give an estimate for repair. Russ made the motion and Garry seconded the motion which carried unanimously.

John stated we needed to repair the gabian by Brad Hilgert's lot and we have been able to secure only one estimate. Eli Snelling has submitted an estimate of \$2792.00 for the job. It is normal procedure to secure two estimates for any expenditure over \$1000.00. Our problem is where we are located we are limited to finding companies that will bid on the work.

We had budgeted \$10,000.00 of the road fund for culvert replacement. We have replaced one culvert at a cost of \$3700.00.

John asked for a motion to award the job to Eli for the gabian repair, Russ asked that we wait until the next board meeting on September 13 to decide on this matter. All present agreed.

John stated we would need to postpone the road paving until next year. Russ stated we would need to repair the holes in the roads with cold patch or Quikset concrete, having our maintenance crew do the work. He asked how many holes needed repaired, Bill Pray had done a survey marking the serious problems in red.

Garry suggested asking each member to seal the pavement in front of their lot. Russ stated that new paving materials do not need sealing.

John, Garry & Russ will evaluate survey done by Bill Pray to set up schedule for road repair next year.

The matter of the culvert pipes rusting was discussed. Garry felt the culvert pipe needs replaced, then fill material put in & allowed to settle before paving over. The pipe sizes were discussed as well as the type of material (poly pipe verses concrete). Smaller pipe can be used with better results as the water rushes through with more force than in the larger size pipe.

There was concern expressed over the fact that Jay Chem had not been reliable in the past and may not show up on Tuesday. If they do not show up, Thelma will contact Hendricks Pool Service in Seymour and John will have Ruth Ann contact American Pools in Louisville to see if they will come into this area.

Having no other business to discuss, Garry Mills made a motion to adjourn, Russ Seagraves seconded the motion and it carried unanimously.

By Laws Review Committee

Saturday, August 23, 2003

Members Present: Dean Roberson, John Sharp, Tonya Carter, Debbie Meadows
Members Not Present: Donna Muir

Recap of Suggestions to the Wildridge Board of Directors regarding the By Laws as amended February, 2003.

After meeting on three separate occasions, these are the suggestions we make to the Board regarding the By Laws:

We first of all, strongly feel that the By Laws & Rules & Regulations be separated into two documents. Our reasoning for this is twofold:

By Laws for a Corporation are instructions for the Board of Directors to follow regarding the proper procedures to conduct business. Shareholders should be given a copy upon request.

Rules & Regulations should be delivered to each member with a signature required stating they have received them. Giving a member a 21 page document to read to find out how they are to conduct themselves will probably not get read. Also, rules may change often & would be less cumbersome to copy & redistribute if contained fewer pages.

Two members of this committee could not come to agreement on whether the By Laws needed to be filed with the Secretary of State. We will continue to investigate that.

As far as the By Laws, we are requesting the original By Laws that were adopted when Wildridge Association was originally incorporated (1987). We have ones from 1991, 1998 & 2003. We would like to work on the By Laws further but have concluded our discussion on the rules. Our suggestions are as follows:

Article XXI 4. Only domestic animals allowed in the park. All animals will be caged or on a leash. Any waste in other members yards needs removed by pet owner. No excessive dog barking allowed. Keep pets from being a nuisance to others.

Article XXII Operation of ULMV's: (Can we change the age to 12 or limit it by size of the person – must be able to reach pedals while seated fully on seat). Check if we are liable when lotowner signs a release. Insurance policies cover golf carts operated

by drivers of any age. There could be a limit to number of passengers for under age 16 drivers. If all lotowners signed a waiver at the time the sticker is issued releasing Wildridge from all liability whether driven by lotowner or guest, it should stand up in court if they try to sue. Wildridge can be sued by ANYONE whether 16 or not. Check with lawyer to see if sign placed at entrance stating Wildridge is not responsible would make a difference)

Exceptions: 2. Change age to 12 and orange flag must be on tail of scooter.

ULMV's are allowed to have only one rider in addition to the driver. Exceptions are as follows: Scooter with driver under 15 may not have any passengers. Golf carts are allowed as many passengers as the seats hold as long as all passengers are properly seated at all times. Passengers on rear of golf carts must be seated on a commercial type rear seat.

NEW ADDITIONS: All bicycles ridden after dark must have headlight & tail reflectors.

All ULMV's will be physically inspected before permit is issued. Any vehicle found to be in violation of the restrictions, will not be issued a permit.

ARTICLE XXIII QUIET TIME ? "Persons 18 are not considered an adult" should this say "are considered" an adult?

NEW ADDITION: All loud music must cease at 11 PM, please keep music on a level that it is not annoying to other members at all times. No obscene, objective music.

(Change dumpster time back to 8 AM to Dusk to respect members who live nearby)

ARTICLE XXIV BUILDING CODES:

Section 1: 4 D. May not exceed 1200 sq. ft. or over 30% of total lot size

Section 10 B 1. Add on structure cannot exceed 13' from the highest ground point on the trailer pad or 15' if lot is flat & low lying.

SECTION 10 C No garage or carport type structures will be allowed other than as specified. The following guidelines are applicable for these type structures:

3. Metal carports cannot exceed 20' X 20' or 400 sq. ft., not to exceed 13' in height and must be placed a minimum of 30' from road. All legs of carport must be secured in concrete. (Deano was going to draw diagram for this)
This 400 sq. ft. may be in addition to existing 1200 sq. ft. of living space determined on a case by case basis depending on size of lot & placement of carport.

4. Cloth type carports can be erected on a temporary basis to protect cars, boats, etc. Must be placed over existing driveway and safely secured. Must be placed so as not to obstruct neighbor's view. Wildridge maintains the right to remove any cloth carport structure that becomes hazardous or unsightly. These type structures must be removed at end of season or when lotowner is going to be absent for more than 30 days unless special permit for winter protection for boats is obtained.

ARTICLE XXV

3. All tile will be a size determined on case by case basis depending on existing drainage ditch structure with minimum of 6 inches.

REMEMBER THE 3 R's: Respect for self, Respect for others; and Responsibility for all your actions!

OTHER SUGGESTIONS OFFERED BY COMMITTEE:

Stop duplicate mailings of newsletters to lotowners of multiple lots.

Reinstate "Block Captain" program

Board needs to delegate to committees to let members get more involved

Pool attendants need to get Red Cross Certified to be lifeguards. Even though we state there are no lifeguards, can be sued if someone drowns.

Need Road Safety Committee to evaluate placement of stop signs.

Need to enforce existing rules and not make any additional ones unless all are going to be enforced for everyone

Need real security guards, not just gate attendants.

Need to hold parents responsible for their kids, Wildridge is not a babysitting service

Need more structured things for kids to do – appoint a Youth Activity Committee

It was also suggested that it be part of closing on a lot transfers for there to be an on site meeting with the manager so that lot lines could be shown at that time so the new member understands exactly how much room there is for building. If the lot is empty, they should have to apply for a permit to place a camper on the lot. When the camper arrives, the manager should supervise the placement of the camper to make sure it is well within the lot lines.

Conditional permit

It was also suggested that building permits be issued in phases & inspected at each phase so the builder could not build the whole building before finding out it was out of specification:

Phase one: Setting poles, no digging until water lines located, make sure within height limit

Phase two: Trusses & roof

Phase three: Enclosure

Manager should keep progress report on each new building permit issued as they are making their daily rounds. If something is not within specification, notify building committee so it can be inspected and stopped if necessary.

It was also suggested that all Commercial Builders doing work in Wildridge, have a current, valid Certificate of Insurance on file at the office.

Tree Removal: Lot owner must obtain permission from Wildridge to remove a tree from their lot. The lot owner is responsible for clean up or Wildridge will do it for a charge of \$50.00. Those funds will go toward tool/equipment repair or replenishment.

WILDRIDGE ASSOCIATION
BOARD OF DIRECTORS
2003 – 2004

JOHN MITCHELL

PRESIDENT

GARRY MILLS

VICE PRESIDENT

RUTH ANN RETENELLER

TREASURER

DEBBIE MEADOWS

SECRETARY

BILL PRAY

DIRECTOR

RUSS SEAGRAVES

DIRECTOR

THELMA WADE

DIRECTOR

Wildridge Association, Inc.
Minutes of Annual Leaseholder's Meeting
August 9, 2003

The Annual Leaseholders Meeting was called to order by President John Mitchell at 10:15 a.m. at the shelter house.

The ballot box was declared closed.

A moment of silent prayer was held for deceased members and the pledge of allegiance was observed.

John Mitchell introduced the candidates and the Board of Directors. He then introduced Irene Alstott, President of the Social Committee. Irene thanked everyone for their help during the past year, especially Wiener for his work on the shelter house and the people who helped clean the shelter house curtains. John thanked the Social Committee for their hard work.

Secretary Report: The minutes were read by Ruth Helmerich. A motion was made by Bill Pray and seconded by Gary Mills to accept the minutes. The motion carried unanimously.

Treasurer's Report: Ruth Ann Reteneller gave a brief explanation of the financial report, depreciation and small claims court. Ruth Ann also explained the \$25 rebate on 2004 dues which was done because we had excess funds. She then introduced Kevin Keough, CPA, who had reviewed Wildridge's books for the year 2002 and explained the income and expenses for 2002. He stated that we have capital leases because the leases are paid up front when a member obtains a lot. He said the books are in good order and if the membership wants an audit, he thinks an internal audit by members would be the best.

John Mitchell stated that Kay Robinson, Manager, could not attend because her father passed away this week.

Ruth Ann Reteneller distributed to the Board Members and read a document she had prepared to make a motion to remove Curt Tyler from the Board. The document gave the background and history regarding her motion which included freight charges of \$500 for the delivery of a sub pump and two complaints from lot owners regarding Curtis' actions on a lot. Ruth Ann made the motion to remove Curt from the Board. Don Foster seconded the motion.

Curt Tyler addressed the membership regarding the shipping of the pump during the July 4th weekend. He said he had found out something was wrong with our pump station when he discovered Matt was called in to monitor the pump and flip the switch on when it turned off. Curt called Kay and suggested that we should have an outside company repair the pump instead of just flipping the switch. Kay called and found out that the pump sent in for repair had not been fixed. Kay ordered the pump in question. Curt did not.

Ruth Ann Reteneller said that authority belongs to the President. John Mitchell said Kay confirmed the order and the quick ship cost \$500.

Curt Tyler resigned. Ruth Ann Reteneller amended the motion to accept Curt's resignation. Bill Pray seconded the motion and it carried unanimously.

Questions Asked:

Lot #435—Steve Koressel

Thank you to all volunteers. Our roads are dangerous. Two girls in golf cart almost hit his neighbor's car. Small children are operating golf carts and running stop signs. Curt Tyler should be voted out, not removed by directors. Association will not survive with the bickering among the Board.

John Mitchell stated we are trying and have always tried to work together. We are trying to get the traffic situation under control but employees have been hard to find.

Lot #214—Sharon Kerby

Likes the lot numbers on the street but when the streets are resurfaced, the numbers will be gone. Thinks every lot should have number posted on the lot in addition to on the street. What is going to be done about the dump truck by her lot which has been there for a long time?

John said that we have tried in the past to get everyone to post their lot number on their lots but with no success. We are aware that when the roads are resurfaced, numbers will need to be painted again. We have also tried to get the dump truck removed and he spoke with the lot owner and told him to take the truck to Berg's Garage who would repair it and sell it.

Lot #543—Gary Hammond

Thanks to everyone who serves on the Board. Heard the pool has a leak. What is being done?

John Mitchell said the leak is under control. We have repaired the pvc pipe in the mechanical room but the pool is losing water and need to have someone repair it after the pool closes for the season.

Lot #157—Robin Morgan

Neighbor has built on their line. What is the Board going to do to rectify the situation? Her parents cannot get their boat parked without unhooking it from the vehicle. She said they want their land back.

John said that he had spoke with her mother and offered to cut back the roof overhang on the neighbor's lot but she would not agree.

Lot #258— **Jim Andrews**

The hours for the dumpster being open have been changed from 8 a.m. to 6:30 a.m. People on his lot are sleeping at 6:30 and doesn't appreciate the noise. He thinks quiet time hours should be changed to 8 a.m. to 11 p.m. Also there is a business being operated by a lot owner in Wildridge. Couches are left at lots.

Gary Mills said we changed the dumpster hours because people leaving the park before 8 a.m. threw the garbage over the fence. We can revisit this at the next meeting. John Mitchell said we are aware of the business being run by the lot owner and are addressing it.

Lot #161—Joe Schmitt

His son's scooter tires were slashed. An employee's son has stolen and wrecked a golf cart and vandalized a camper. What is being done about this?

John Mitchell stated we have not been able to locate anyone who witnessed these incidents. The police have to be contacted and someone must press charges and testify. We cannot act on hearsay.

Lot #76—Irene Alstott

Is it ok to close the road for the Night of the Races?

Yes, this was approved by the Board sometime ago.

John Mitchell read the results of the election. 397 ballots were received.

Mark Doran—97

Don Foster—53

Bruce Huehls—138

Debbie Meadows—216

Beaver Riley—140

Thelma Wade—167

Joe Schmitt—1 (write in)

The winners are Debbie Meadows and Thelma Wade. The carport survey, which was mailed with the ballots, had the following results:

No cloth carport/no metal carport—120

Yes cloth carport/no metal carport—22

No cloth carport/yes metal carport—66

Yes cloth carport/yes metal carport—167

The financial audit survey had the following results:

Yes, should have audit—119

No, should not have audit but review or compilation--249

John Mitchell thanked the ballot committee, Dean Roberson, Linda Roberson, John Sharp, Jean Sharp, and Paul Keller. Dean Roberson, chairman of the ballot committee, explained to the membership how the ballots are counted. He said he believes it is time for someone different to take over the ballot committee.

John Mitchell recognized and thanked the two out-going directors, Don Foster and Ruth Helmerich.

John Mitchell stated that Curt Tyler's resignation needs to be followed up with a letter.

Having no further business, Don Foster made the motion to adjourn, seconded by Gary Mills and the motion carried unanimously.

Respectfully Submitted,

Ruth Helmerich, Secretary

The Wildridge Board of Directors would also appreciate your opinion on two other matters that appear on the ballot. The first concerns carports and the second concerns the request for a full audit of our financial records. Below is some background information you might find helpful when making your decision.

CARPORTS

Presently a committee of about 10 members is reviewing the By-Laws, which include the building regulations now in force for the Wildridge Association. Although this committee does not have any power to change the By-Laws, we greatly appreciate their willingness to examine these rules and regulations closely, seek advice about their original meaning, and make suggestions to improve them. One matter of contention for over a year now has been whether members should or should not be allowed to erect free-standing canopy carports.

Opinions expressed by a few Wildridge members posted on our website at <http://www.wildridgeatpatoka.250x.com> have been printed and are available by requesting a copy from the manager or going to the website, clicking on the opinion link, and using the username: *member* and the password: *opinion*.

The concerns expressed by the Board of Directors have pertained to the fire hazard and/or wind hazard the carports may present and the need to regulate in a way that is enforceable and fair. They are also concerned that they not be left standing when they have started to deteriorate.

The actual regulation at this time states in Article XXIV:10C: *Stand alone free standing buildings—two type of stand alone free standing buildings will be allowed, for the specific lot, assuming general requirements are met, these would normally be classified as a utility or storage building and/or a small screened-in type shelter used for eating, etc. No garage or carport type structures will be allowed.*

FINANCIAL AUDIT

A group identified as the Concerned Members of Wildridge has requested that the financial records of the Wildridge Association undergo a complete audit.

In the past, an external CPA who performed a Compilation review of our financial records has examined the Wildridge books. The treasurer submitted to him bank statements from the Old National Bank and Morgan Keegan, a register of all checks written and deposits made for Wildridge business, and all of the receipts for every check written for invoices, as well as payroll records and copies of all pay stubs. Disbursements and deposits were checked against the bank statements, and beginning and ending balances were verified. Unfortunately, because of health reasons, this CPA could no longer perform these services for Wildridge.

The Board then learned that there are three kinds of “audits” and how they differ from each other. Wildridge was then able to obtain the services of another CPA to perform a Review of the Wildridge financial records. This person has no connections to the Association. The Review process includes all of the services performed during a Compilation. In addition to that, this person is also reviewing the Balance Sheet, our Lease with its Restrictive Covenants, our Articles of Incorporation, the By-Laws, the W-3's, the Quarterly Returns, the last three annual tax returns, payroll documentation, and the processes we use to collect unpaid dues, receive payments, deposit money, make disbursements, and monitor cash money such as soft drinks and petty cash.

Because the Concerned Members of Wildridge are not comfortable with this Review, the Board has also attempted to get prices for a full audit. The person doing the review does not do full audits because, among other things, the cost of insurance liability would be so great that it would be necessary to pass the cost on to clients. He has chosen not to offer that service at this time. We also contacted the CPA firm that does our annual tax returns. They do audits, which also involves a peer review of their findings. The minimal cost would be \$5,000 and it could be as much as \$7,000—maybe more.

All Wildridge expenses are paid by our membership through the membership dues. This decision is one that the Board will have to make. However, the Board would like to get the input from the membership on this possibly expensive decision.

**Board Of Directors Meeting
Wildridge Association
August 2, 2003**

The meeting was called to order by President John Mitchell at 9:15 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray

Members Absent: Don Foster

Manager Kay Robinson: Absent

Secretary's Report: The minutes of the July 12, 2003 Board Meeting were read by Ruth Helmerich. A motion was made by Bill Pray and seconded by Gary Mills to accept the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated that the Treasurer's Report will be given at the Annual Leaseholder's Meeting on August 9th.

Manager's Report: Kay Robison was not present because her father is in serious condition. John Mitchell said that Kay checked on the price of a 40 yard dumpster which would cost \$350 for one day or we could arrange for an extra pick-up of trash. Discussion was held regarding the dumpster problems incurred on holiday weekends. Ruth Ann said we could hire someone to monitor the dumpsters; however, Wildridge has a large quantity of garbage, especially on holiday weekends. The decision was made to have Kay arrange for an extra pick-up of trash for Labor Day weekend. John also stated that if we install and maintain a gas tank, our cost for fuel would be \$1.55/gallon. He needs to check on insurance and if road tax would/would not be charged on the fuel. The location of the fire hydrant is being discussed and John feels that the installation will happen soon.

John Mitchell also stated that he had become aware about a dispute between Lot #157 and Lot #158 regarding the lot lines by which #158 was told to build. Lot #157 complained about the lines and John tried to reach a compromise with #157 but it didn't work. Lot #158 will allow Wildridge to remove the overhang on his building at our expense; however Lot #157 is not agreeable to that solution.

Old Business:

Bill Pray reported that he had a price for the pool cleaner which is \$1,200. He thinks if we wait until after upcoming holiday, the price may go down.

John Mitchell said he had spoke with JayChem about the pool losing water. He was told that it would be a process of elimination to determine the problem. He said JayChem recommends that when we repair the pool, the walls should be secured because they appear to be moving inward. John stated that we also need to obtain a second opinion from another company if we can find anyone to look at it. It is sometimes difficult to have companies travel to our remote location. John said that we currently have leak a in a y-joint and we may have to shut down the pool early this season if we cannot repair it.

Bill Pray reported that 137 lots currently have the numbers painted on the street.

New Business:

John Mitchell stated that he had received a request from the church group who wants to do a project for the park because we allow them to hold services in the Day Lodge and they would like to return something to the park. Ruth Ann asked about limiting to one project at a time. John Mitchell said they would perform a one day project on August 16th and Wildridge would provide the supplies, such as paint. John Mitchell made the motion to grant the church group permission to do certain projects which will be outlined and able to be completed during the one day timeframe. Wildridge will provide the supplies. Bill Pray seconded the motion and it carried unanimously.

John Mitchell stated that he wanted to know what the Board felt about making the Day Lodge and the pool area smoke-free. Discussion was held about the fact that butts get into the pool filtering system. We could provide ashtrays by the picnic table outside the pool fence. Ruth Ann said she does not have a problem with making the pool area smoke free but was not sure about the Day Lodge. John Mitchell made the motion to make the Day Lodge and the pool area smoke free. Gary Mills seconded the motion and it carried with Ruth Ann Reteneller voting no.

John said Kay had checked into hiring retired state police personnel for security; however, the hourly rate is \$25. Ruth Ann suggested perhaps we could hire them to train our security employees. This is something to consider in the upcoming budget.

It was mentioned that Lot #277 is dilapidated and presents a fire hazard. After discussion, Ruth Ann Reteneller made the motion to have the Board Secretary write the lot owner a letter stating that he has thirty days to eliminate the fire hazard and clean up the lot. Wildridge will monitor the progress. Ruth Helmerich seconded the motion and it carried unanimously.

Members Questions:

Lot #161—Can the Board explain how the election and ballots are being handled? He has heard comments about which candidate is leading. He suggested that when the ballots are received, the ballots should be placed in a locked box and not opened until election day. If the ballots are counted before election day, the committee knows who is leading. Answer: Ruth Ann said that the ballots have been handled the same way for many years and we have had no problems. It appears this year Dean may have made a mistake in selecting someone on the committee who is betraying that trust. She said the Board will speak with Dean to determine what is happening and get an answer.

The next Board Meeting will be on September 13, 2003 at 9:00 a.m.

Ruth Helmerich made a motion to adjourn and seconded by Bill Pray. The motion carried unanimously.

Respectfully submitted,

Ruth Helmerich
Secretary

"Ray"

WILDRIDGE BOARD OF DIRECTORS MEETING
July 12th, 2003

1. CALL TO ORDER 9:00 AM
2. SECRETARY'S REPORT OF JUNE 14th BOARD MEETING
3. TREASURER'S REPORT
4. MANAGER'S REPORT
5. REPORTS FROM COMMITTEES
6. OLD BUSINESS

- A. Amend the motion to use part of the \$10,000 From Road Fund to include Gabiens along A main ditch bank to save our Roadways
 - B. GOLF CARTS + SCOOTER PROBLEMS IN PARK. UNDERAGED DRIVERS, TOO MANY RIDERS, DRIVING TO FAST, NO HELMETS. A LOT OF THEM DON'T HAVE STRIKE OR LOT NUMBERS.
 - C. TRAILERS BEING REMOVED AND ROOMS BUILT IN PLACE OF THEM. LOTS # 174 AND # 391 WAS OUR FAULT AS WELL AS LESSEE.
 - D. ONE 20'x30' STREET SIGNS NEED TO BE APPROVED BY BOARD.
7. NEW BUSINESS

- A. SET THE ANNUAL CUT OFF DATE FOR NOMINATION COMMITTEE TO HAVE RESUMES. (EXAMPLE: 2ND SUNDAY IN JUNE)
 - B. DO WE WANT TO PAINT LOT NUMBERS ON ROADWAY IN FRONT OF LOTS.
 - C. OBTAIN DOLPHIN DIAGNOSTIC POOL CLEANER
 - D. CONCERN: GOLF CARTS LEAVING THE PARK BY FRONT GATE AND TRAVELING LONG SIDE OF ROAD TO NUMEROUS PLACES.
8. QUESTIONS AND CONCERNS OF MEMBERS

9. NEXT MEETING AUGUST 9th, 2003
10. MOTION TO ADJOURN TO THE EXECUTIVE BOARD MEETING

Board Of Directors Meeting
Wildridge Association
July 12, 2003

The meeting was called to order by President John Mitchell at 9:00 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray, Don Foster

Manager Kay Robinson: Present

Ruth Ann Reteneller stated that a lot owner had been asked to appear before the Board and has a job conflict today. She made a motion that the matter with the lot owner be delayed until the next Board meeting on August 2nd. The Board agreed to the postponement.

Secretary's Report: The minutes of the June 14, 2003 Board Meeting were read by Ruth Helmerich. A motion was made by Bill Pray and seconded by Curt Tyler to accept the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann presented the financial report and stated that she wanted to point out that our payroll expense was up \$30,000 from 2002 and that maintenance expenses were up \$3,000 from the prior year but believes we have purchased more maintenance items this year. She also stated that the records show no laundry income and the coke machines have a negative figure. Ruth Ann stated that she believes the cokes have not been inventoried correctly. The last delivery by the soft drink company was made and Kay noted the delivery was short and brought it to their attention. They delivered the remaining soft drinks the following day. Ruth Ann spoke with the water company concerning the large water break on Memorial Day weekend. She was told by the water company that we had had an adjustment eleven months ago and this adjustment request will need to be presented to the water board before we can be given credit. Ruth Ann also met with the auditor who is reviewing our 2002 records. She said he has asked many good questions and she invited him to the Open Meeting if the Board approves and if he is available. She has not heard from him if he is available to attend. Curt Tyler made the motion to accept the Treasurer's Report and Gary Mills seconded the motion which carried unanimously.

Ruth Ann Reteneller stated that six electrical waivers have not been processed for reimbursement but she will handle them this weekend.

Manager's Report: Kay Robison presented the manager's report stating the month was busy with the following being done: mowing, utilities and lot lines marked, new gate boards made, damaged sewer connections closed off, the merry-go-round was repaired, the ping-pong ball vendor was repaired and installed, a new starter installed in the maintenance truck and the John Deere tractor, and hydraulic lines repaired on the termite. During the July 4th weekend, the lift station pump malfunctioned. With the help of many people, the problem was solved and we now have a new pump for backup as well as the rebuilt pump coming in as soon as it's repaired. We were short on security for the July 4th weekend, but thanks to John, Curt, Garry, and Kay we kept the breakers reset. Curt Tyler and Tom Commins have been testing the water level of the pool to determine how much water is leaking everyday. Flow meters were certified and the fire hydrant is ready to proceed. The water leak was repaired at 425-426. The new washer has not arrived

and Kay is searching for someone to fix the remaining washer and dryer. A member donated new tables to the park

Frank Radcliff did not work out as extra security but will help with maintenance if he is needed. Kay is going to place an ad in the local papers for security. Six electrical waivers were processed and there are 59 lots for sale. Ruth Ann Reteneller and Kay rearranged the office. Thanks to everyone for their help.

Curt Tyler presented a drainage report that indicated which drains in the park needed to be cleaned out or repaired. Curt said it doesn't look like we need to replace as many as we thought. Ruth Ann Reteneller asked if there were a great number of galvanized pipes that were rusting. Curt said only a few pipes were rusting out on the bottom.

Curt also reported that he and Tom Cummins had been monitoring the pool to determine how much water was lost each day. He said we lost 3,406 gallons on July 1; 4,258 gallons on July 2; 4,258 gallons on July 3; and 3,406 gallons on July 4 with the pump running. This equals approximately 2 1/2 inches per day. On July 9th, the pump was shut off and we lost 2,555 gallons which indicates to Curt and Tom that we have a major leak in the pressure line. For the size of our pool, 70 x 36, we should be losing approximately 350 gallons per day for evaporation and splash out. We need to contact major pool companies in Evansville, Louisville and/or Indianapolis to determine the repair needed. Ruth Ann Reteneller said there had been a new pool liner installed several years ago. We spent \$10,000 at that time and she felt the Board was knowledgeable and had done the job correctly. John Mitchell said we replaced the sand in the filter and some pipes last winter. We should have increased the trap size as this could be causing the pressure to rise.

Old Business:

John Mitchell said the Board needed to vote on making the street coming up the hill at the shelter house one way. Ruth Helmerich stated her concern is that if we make one street one way, other members will request their hill be made one way and not sure if we should start this. Bill Pray made the motion to make the street one way going up the hill and monitor the move to see if it is beneficial or not. Gary Mills seconded the motion and it carried unanimously.

John Mitchell stated he would like to amend the motion to spend \$10,000 on repairing the ditches to include gabions. Curt Tyler said he had discussed N-12 pipe with the Jasper street commissioner who said it was the best to use. John Mitchell said the installation of N-12 pipe is expensive and that cost will make it the same as concrete. He also thinks that the warranty is not good unless it is installed correctly by experts. Ruth Helmerich made the motion to include gabions in the \$10,000 ditch repair. Bill Pray seconded the motion and it carried unanimously.

John Mitchell stated that he had not received a report from the By-Laws Committee.

John Mitchell said that we are having golf cart and scooter problems in the park with underage drivers, too many riders, speeding, no helmets and some do not have stickers or lot numbers on the ULMV. Bill Pray said he would like to amend the current rule for scooters to allow 12-14 year olds to operate them. Curt Tyler said our attorney had advised us to maintain the current ages for golf carts and scooters because of lawsuits. Ruth Ann Reteneller distributed the background on ULMV's and the member survey taken regarding age limits. John Mitchell stated members are riding the golf carts on the road outside the park. Adults cannot be stopped from leaving the park but feels this is a problem. After discussion, Bill Pray made the motion to

amend the driving age rule for scooters to 12 years old provided the driver wears a protective helmet, the scooter has a red flag 3-4 feet high, no passengers, and abides by all rules. The driver must be a lot owner's child. If they disobey any rule, they are off the scooter for the season. Don Foster seconded the motion. The motion carried 3-4 with Ruth Helmerich, Ruth Ann Reteneller and Curt Tyler voting no and Bill Pray, Don Foster, Gary Mills and John Mitchell voting yes.

Curt Tyler stated that sirens had been in our budget and has anything been done? John Mitchell said a mobile siren has been purchased until sirens can be researched more thoroughly.

Curt also asked if we have been tracking mowing costs? Ruth Ann stated that we have paid the employees \$1,300 for mowing and \$801 for supplies.

Curt said that the walkie talkies purchased do not have reception in the back if you are in a valley. Also our manager or maintenance changed the security camera, and we no longer get a picture of the pool. We had always gotten three pictures and now we have only one of the pool room. Ruth Ann Reteneller said she would check with her husband to see if he can fix it and report back.

Bill Pray asked if we were going to purchase a pool vacuum. John Mitchell and Bill Pray will obtain prices by the next Board meeting.

Curt Tyler stated that the pump stations need to be pulled and maintenance performed. Kay had it on the list for maintenance. Messmer was called to clean out pumps because sewage was running out on the ground a couple of days prior to July 4th. Curt surveyed the pumps and asked Rick about cleaning the pumps. Ricky said it would take two hours to do but he didn't do it. We need a plan for maintaining the pumps. We now have two backup pumps and have learned by this experience.

New Business:

John Mitchell stated that Bill Pray has started painting lot numbers on the roads and wanted to know if the Board wanted him to continue. Discussion was held whether lot owners should pay for this service. Bill Pray made the motion to paint the numbers on the edge of the street for all lots at no charge to the lot owners. The park will reimburse Bill for the supplies. Gary Mills seconded the motion and it carried unanimously.

John Mitchell said we need to set the annual cut off date for Board candidate resumes to be submitted. John Mitchell made the motion to set the date as the second Sunday in June. Bill Pray seconded the motion and it carried unanimously.

John Mitchell thanked Lot #226, Sheila Self, for donating a folding table and office table. He also thanked Dean Roberson, Lot #5, for installing a phone line at the pool and Joe & Joy Schmitt for purchasing the one-way street signs at a 50-60% discount. He also thanked the holiday trash crew which consisted of Don Foster, Mark Doran, Gary Mills and John Mitchell. Discussion was held about the dumpster problem during holiday weekends and Bill Pray suggested trying a 40 yard dumpster and will get information concerning the cost for the next meeting.

Curt Tyler suggested putting a pipe in along the lower road by the shelter house which would enable golf carts to park. He said he thought this may cost \$1,500 and would like to consider this at budget time.

Members Questions:

Lot #338 and Lot #271—Why do you have to be grown to enjoy the park? The kids in the park are hassled. 13 year olds should be able to drive golf carts. Answer: This has been discussed. There was a survey of the members and our attorney has advised against it.

Lot #654—What do the numbers on the ballots mean? If they are illegible, how are they going to be processed? Answer: The numbers are stamped on the ballots to ensure only authentic ballots are counted. A member from the ballot committee viewed the ballot with a partial number stamped on it and said that ballot would be counted.

Lot #644—The ballots for the election did not have a date stated as to when they need to be returned. What is the deadline and how is that information communicated to leaseholders? Also duplicate ballots were mailed to some members. How will this be handled? Answer: The deadline has always been at the beginning of the Annual Meeting when the President declares the ballot box closed. If there is a close election, we do have the means to verify the ballots.

Lot #645—Received a warning from security for having four children seated on the rear seat of the golf cart. We were told the rules stated there could be only two in the front and two in the back. The rule actually states that golf carts are allowed “a specific number of passengers, depending on its seating capacity. All passengers must be seated.” My two year old granddaughter fits in between us on the front seat and the four children fit on the back seat with everyone seated. Answer: John Mitchell stated the seating capacity for a golf cart is two in the front seat and two on the back seat.

Lot #642—How did the mailing list get used for a campaign letter when it states in the by-laws that no unsolicited mailing to the leaseholders is allowed? Did the Board approve this? Answer: Lot #54 said he handled the mailing of the campaign letter and the last published directory was used. The Board approved the directory. Curt Tyler asked Lot #642 about the mailing for his removal and what list was used? Lot #642 said they had also used the directory. Curt said he knows that is not true because his uncle, who recently purchased his lot, received a removal ballot and is not listed in the old directory.

Lot #475—They set off fireworks on July 4th and members complained about it. They did not have aeriels and had permission to close the road. They have had several acts of vandalism directed towards them: something was put in their vehicle which could have damaged it if not discovered, tires have been slashed, trees killed and their fountain sabotaged. The park is in a sad state when people act like that.

Lot #283—After Memorial Day weekend, has the map been updated on water shut offs?
Answer: John Mitchell said we are working on this.

Lot #478—Would you please consider changing the by-laws for the scooters? Maybe parents sign consent of responsibility. Answer: This has been addressed.

Lot #22—What was the vote taken for in May? Was this about an audit for \$1,500? Then what is to be voted on the ballot? Answer: We voted in May to have a review of the records for \$1,500. The question on the ballot concerns an audit for \$5,000-\$6,000.

Lot #22—On what or who's authority was the time extended (after June 1) to take more names running for the Board? Answer: This was addressed earlier by stating the date will be the second Sunday in June.

Lot #161—Has the Board decided if our children will be allowed to ride scooters? Answer: This was addressed earlier.

Lot #461—Why was there such a shortage of security on the 4th of July weekend? There seemed to be less over the holiday weekend than a regular weekend. Answer: John Mitchell stated that we had employees who didn't show up for work.

Lot #161—Who authorized someone to remove the pin that marked our property line? She is worried if the lot next door changes hands, what will happen? Answer: John Mitchell stated that maintenance said they found original markers. Ruth Ann Reteneller stated that once something is established, it does not have to be moved.

Lot #161—Could the Board address the questions from the floor before they address Board business? Answer: Our meetings are quite lengthy and believe this is the best way to ensure the park's business is handled.

Lot #307—Why don't we have street signs? Answer: This has been discussed in the past. With the narrow roads, erecting signs would further hamper vehicles/boats driving in the park.

Lot #461—If the pool is losing a large amount of water every day, that means the chemicals are leaving also. Answer: The pool chemicals are tested every hour or two.

Lot #158 & #211—How many times are my property lines going to be marked and which of the three sets do I use. Keep in mind I built by the first set which now puts me and all my neighbors over the original property lines. Answer: We do not have an answer at this time but, again, once something is established, it does not have to be moved. We need to speak with the owners.

The next Board Meeting will be on August 2, 2003 at 9:00 a.m.

Ruth Helmerich made a motion to adjourn and seconded by Bill Pray. The motion carried unanimously.

Respectfully submitted,

Ruth Helmerich
Secretary

WILDRIDGE BOARD OF DIRECTORS MEETING
June 14th, 2003

1. CALL TO ORDER 9:00 AM
2. SECRETARY'S REPORT OF MAY 10th BOARD MEETING
3. TREASURER'S REPORT
4. MANAGER'S REPORT
7. SPECIAL ORDERS---Important business previously designated for consideration at this meeting
8. OLD BUSINESS

A Amend ditch rules to include catch basins every 20 ft. and they should be recessed to drain surface water into ditches.

B. Amend motion to use road funds for culvert replacement to include major ditch banks repairs.

C.

D.

E.

8.. NEW BUSINESS:

A. When a member cuts or breaks water, electric or sewer lines while building, we will fix it and bill them for it. This will be on a case by case basis.

B.

C.

D.

9. Next meeting July 12th, 2003
10. Motion to adjourn to the executive board meeting

No executive session

**Board Of Directors Meeting
Wildridge Association
June 14, 2003**

The meeting was called to order by President John Mitchell at 9:10 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray, Don Foster

Manager Kay Robinson: Present

Secretary's Report: The minutes of the May 10, 2003 Board Meeting were read by Ruth Helmerich. A motion was made by Bill Pray and seconded by Gary Mills to accept the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated that she did not have the financials for May prepared at this time. She said she could report that Wildridge bank balance at Old National Bank is \$270,113.25 and the Morgan Kegan balance is \$195,365.28 plus interest. She asked the Board if they wanted her to mail a copy of the May financials to their homes when ready. It was decided that she could mail copies to the Wildridge office and the directors could pick them up in the office. Ruth Ann also stated that 73 lots have not paid their 2003 dues and the next small claims court date is September 22. She said she had received a form and completed it for the auditor who will perform the review of Wildridge's books for 2002. The social committee check that was outstanding has cleared. Bill Pray made the motion to accept the Treasurer's Report and Gary Mills seconded the motion which carried unanimously.

Lot #580—Asked why the financial report was not available. John Mitchell answered that sometimes things happen that are beyond our control and there are very few times when the Board has not received a monthly financial report by the date of the monthly board meeting.

Manager's Report: Kay Robison presented the manager's report stating the past month was very busy and very rainy. In spite of the rain, all mowing was done, culverts cleared, an electrical repair done at Lot #302/303, a sewer was unclogged and Curt obtained manhole covers from the City of Jasper. Other work performed was breakers replaced, teflon tape put on the showerheads in the men's shower house, fill valve replaced in the women's restroom in the day lodge, and a separate shutoff valve installed so each toilet can operate independently. There was a major water break at Lot #506 over Memorial Day weekend, but thanks to Gary Mills, Curt Tyler and John Mitchell, water was restored to the park after a short time. Utility and lot lines have been marked, park pickup continues as well as chipping, locks installed on the toilet paper holders in the shower house, two new sinks installed in the men's shower house, a new washer has been ordered and the other washer and dryer are scheduled for repair, water was repaired at Lot #386 and the tree straightened at Lot #438. Also JayChem is scheduled to check out the pool skimmers. There were several personnel changes in the past month as Samuel Paris is no longer with us and the following security have been hired: Misty Callandro, Matthew Russell, and Frank Radcliff, who was originally hired to replace Reggie, but Reggie decided to remain and Frank will work security. Each security person received two Wildridge t-shirts, Cliff Stiffey repaired the security truck at no charge, church service began Memorial Day weekend and a three-day bible school is planned in July for the kids. Currently there are 60 lots for sale.

John Mitchell requested that the board secretary read the thank you letter sent to Cliff for repairing the truck. John also thanked Curt Tyler because he had purchased 8 manhole covers from the City of Jasper for \$200.

John stated that the Board had received a letter from Anthony J. Wallingford, an attorney, representing the following members: Ronald and Deborah Meadows, Charles and Thelma Wade, Christopher and Donna Muir, James and Irene Alstott, Melvin and Nancy Woodruff, and Deborah Pray. John read the letter. He then asked one of the members represented by the letter to make the motion as stated in the letter. Debbie Meadows read the following motion,

“To remove Curtis Tyler from the Board of Directors of the Corporation pursuant to the bylaws by written ballot to be tallied immediately by a committee of 4 members, including 2 directors, Deborah Meadows and 1 representative of Curtis Tyler’s choice.”

Charles Gordon, Lot #59, seconded the motion.

John informed the members present that the motion would be debated. Any person wishing to speak must address the chair, state their name and lot number, and stay on this subject. Each member should raise their hand to be recognized by the chair and would be allotted three minutes to state their point.

Lot #53 & 54—He wanted to know what constitutes just cause. In his opinion, just cause is if a board member does something illegal or encumbers the association. Just cause is not saying something that makes some people mad.

Lot #645—Read the portion of the letter received from the attorney stating the basis for the motion to remove Curt is, “Mr. Tyler’s actions and remarks to current leaseholders and to corporate employees being unbecoming of a member of the Board and unnecessary in everyday business. Enough current leaseholders are unhappy being publicly represented by Mr. Tyler that he needs to be removed.” She also said that Curt had filed a complaint against her husband with the Crawford County officials regarding their comments at a February Board meeting.

Lot #151—Doesn’t think it matters whether Curt is guilty or not guilty. He feels this is a vigilante meeting. Every lot owner should have been notified if a meeting such as this was to be called. The Board was elected to represent the members and make decisions.

Lot #50 & 51—He just heard about this meeting yesterday and needed more information and time to make a decision. He made a motion to table the vote.

Lot #248 seconded the motion to table the vote. John Mitchell stated that 2/3 vote would be needed to pass the motion to table the vote.

Lot #50 & 51 withdrew his motion to table the vote but thinks the majority of the members do not know what’s going on.

The meeting was returned to the debate of the motion.

Lot #466—Has not been at Wildridge much this summer and doesn’t know the facts to make a sound judgement.

Lot #642—Stated the by-laws had been changed and she read the section which enabled the members to put the removal of Curt to a vote.

Lot #300—Has been associated with many organizations and according to Roberts Rules we cannot have 2 or 3 motions on the floor at one time.

Lot #580—Understands Curt was removed from the office of Vice-President and feels that if he was removed from being an officer, he should be removed from the Board. She would like to know the circumstances surrounding Curt's removal from office.

Lot #461—She received a ballot in the mail to elect the Board and would like a ballot in the mail to remove a director.

Lot #248 & 249—This is nothing personal against Curt. He brings good value to the board but doesn't carry himself well. Members took what he said the wrong way and he never apologized.

Lot #283—Flyers have been distributed by some members and she sees no point in having elections if we do this. She is sure other board members have done things to upset members.

Lot #202—The park doesn't need this and Curt should resign because it is costing the park money.

Lot #460—Asked if the park wanted to do this over and over.

Lot #189—His opinion was to vote on the motion and stop talking about it.

Lot #75—Agrees with Forrest that what has been discussed is not just cause. In her opinion, Curt has been right about many things. He tried to get maintenance to work 8 hours for 8 hours' pay. He was also right about the time clock. When Curt was elected he had so much energy and tried to address all of the park's problems. Feels that Curt has devoted more time and energy to the park since he was elected than most directors are willing to give. We once had another vice president who tried to get maintenance to work hard and he is no longer here.

Lot #325—Has heard good board versus bad board discussion. A person can't have eight bosses. The manager should handle employees—not the board.

Lot #601—Within six weeks after Curt was elected, a petition and mailing was distributed to have him removed from the board. Curt confronted one of the employees. The matter was investigated and the employees do report to the manager. She doesn't believe that unprofessionalism is a basis for removal of a director.

Lot #5—He received three votes to cast for the last election. Does he receive three votes today?

Lot #423—We are entitled to freedom of speech. If someone was offended, Curt should apologize and handle it differently in the future.

Lot #76—During the winter, Curt had harassed a member in the park about her electricity. She is an older lady and no one here would like his or her grandmother to be harassed.

Lot #659—He comes here to relax. The board was voted in to run the park. Let them run it.

Lot #654—The members bringing this action have followed the rules to bring this motion to the meeting. It is the Board's responsibility to notify members, not theirs.

Curt Tyler was given the opportunity to speak to the debates made by the members. Curt read several pages which gave his side of the story. He said he had shared all of this information with the Board. The problem started with a petition which 269 members signed to remove him from the board last fall. He made the comment at a board meeting that, "if you can't afford to be here, you shouldn't be here". He had also prefaced that statement by explaining his personal story of how he became a member of Wildridge and how long it took before he could afford it. He had brought up the carport rule which Smiley did not like. He had discovered Alice was using power from another lot during the winter and found out that it was a fire hazard because if the fire department is called in, the first thing they do is kill the power to the residence. If they are unaware of another power source, it would become a very dangerous occurrence for the fire fighters. He also thought Rick was cheating the park and not giving an honest day's work for his pay after he had been influential in obtaining a raise for Rick. He did file a complaint with Crawford County about the Meadows' statement because he felt they had threatened him by saying someone is going to get hurt. He also mentioned that someone had phoned his boss to inform him that Curt had stolen street signs from the Dome for Wildridge. He apologized for filing the complaint against Alice because that was childish. He explained why he had gone to Rick's house three times and his problems with Rick.

Lot #251—She has had her electricity from her extra lot turned on three days and off four days during the winter. She has not hard-wired from the extra lot to her camper. She had used an extension cord. One day she left her lot and passed Curt on the street. She backtracked and caught Curt behind her camper and wondered why he was there. She went to Gary Mills' lot and while there, the manager gave her a complaint filed against her by Curt. She does not want Curt to come onto her property again.

John Mitchell stated that directors are allowed on any leased property in the park.

Lot #632—Stated that if Rick had been in the park when we had the large water main break, the water would have been restored in half the time.

Lot #580—We lost Doug who knew the park. If we lose Rick, we are in trouble.

Lot #546—Running the board is a big job and the park is a rumor mill and the rumors take on lives of their own. He thinks it is bad for the park that some members have pushed this issue.

Lot #475—Everyone needs to stop this and start enjoying the park.

Lot #475—She is not for or against this, but thinks Curt should apologize.

Lot #161—This situation is horrible but the number of people who have attended this meeting is awesome. Board should be glad everyone showed up.

John Mitchell announced that voting would now begin. Ruth Ann Reteneller has a listing of the lots. The members will be required to check-in by signing your name next to your lot number.

Members will then be given a ballot and may drop the ballot in the ballot box. After everyone has voted, the ballots will be counted.

Two directors, Gary Mills and Ruth Helmerich; Debbie Meadows, and Curt Tyler's representative, Keith VanPelt counted the ballots.

John Mitchell read the results of the voting:

128 votes to remove Curt Tyler from the Board

53 votes to keep Curt Tyler on the Board

1 no vote as a box was not marked—only a comment made.

Therefore, 29% of the members present at the meeting wanted to retain Curt Tyler on the Board. He was not removed.

Ruth Ann Reteneller said she wanted to ask the members who were listed on the letter from the attorney if they wanted her to resign. She has sensed their disapproval and has inquired to determine what is necessary for her to turn the books over to someone else. The members present said they did not wish for her to resign but wanted to have a complete audit of Wildridge's books. Ruth Ann said having an audit was no problem but wanted everyone to know this would probably cost the park approximately \$5,000. Ruth Ann said she will put this on the ballot to determine if the majority of the members want to spend the dollars on an audit.

The next Board Meeting will be on July 12, 2003 at 9:00 a.m.

Ruth Helmerich made a motion to adjourn and seconded by Gary Mills. The motion carried with Bill Pray opposing.

Respectfully submitted,

Ruth Helmerich
Secretary

THE LAW
OFFICES OF
ANTHONY J. WALLINGFORD, M.B.A

ATTORNEY AT LAW

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May 20, 2003

Wildridge RV Resort
Attn: Board of Directors
2905 N. Dillard Road
Birdseye, IN 47513

RE: Requested removal of Curtis Tyler from Board of Directors

Dear Board:

Please be advised that I represent the following shareholders/members of the Corporation: Ronald and Deborah Meadows, Charles and Thelma Wade, Christopher and Donna Muir, James and Irene Alstott, Melvin and Nancy Woodruff, and Deborah Pray.

This letter shall serve as a formal request pursuant to the Bylaws Article 5, paragraph 4 for the issue of removing Curtis Tyler from the Board of Directors of the Corporation to be placed on the agenda for the regularly scheduled meeting on June 14, 2003. This request is within the time limitations as prescribed in the Bylaws Article 9, paragraph 7 and the above listed members expect that this issue will be on the agenda at said meeting.

The proposed motion to be heard should read as follows:

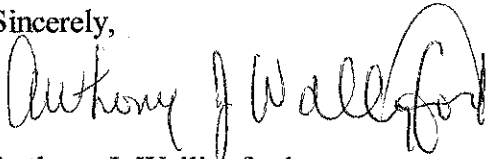
To remove Curtis Tyler from the Board of Directors of the Corporation pursuant to the bylaws by written ballot to be tallied immediately by a committee of 4 members, including 2 directors, Deborah Meadows and 1 representative of Curtis Tyler's choice.

The basis for this request and the motion at the June 14, 2003 meeting is Mr. Tyler's actions and remarks to current leaseholders and to corporate employees being unbecoming of a member of the Board and unnecessary in everyday business. Enough current leaseholders are unhappy being publicly represented by Mr. Tyler that he needs to be removed. Therefore, the motion should be entertained upon request.

If any of the Board has questions or concerns, please do not hesitate to call. However, please be advised that if the requested issue is not placed on the June 14, 2003 agenda, I will advise my clients accordingly and steps will be taken pursuant to the Indiana statutes and your Bylaws to protect the leaseholders' interests.

I thank you in advance for your prompt attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Anthony J. Wallingford". The signature is written in dark ink and is positioned above the printed name.

Anthony J. Wallingford

AJW/rl

WILDRIDGE BOARD OF DIRECTORS MEETING
May 10th, 2003

1. CALL TO ORDER 9:00 AM
2. SECRETARY'S REPORT OF BOARD MEETING
3. TREASURER'S REPORT
4. MANAGER'S REPORT
7. OLD BUSINESS:
 - A. What kind of audit do we need to do.
 - B. Should the Park go ahead and replace road culverts that are in bad condition before resurfacing roads.
 - C.
 - D.
 - E.
8. NEW BUSINESS:
 - A. Employees breakfast meeting with board May 17th or 24th
 - B. Change long distance carrier to MCI version 5 cents
 - C. Call members when their water lines are culverts are disrupted
 - D.
9. Next meeting June 14th, 2003
10. Motion to adjourn to the executive board meeting

**Board Of Directors Meeting
Wildridge Association
May 10, 2003**

The meeting was called to order by President John Mitchell at 9:10 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray, Don Foster

Interim-Manager Kay Robinson: Present

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the April 12, 2003 Board Meeting were read by Ruth Helmerich. A motion was made by Curt Tyler and seconded by Gary Mills to accept the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann explained the financials in detail because Kay is not familiar with the reports. Gary Mills made the motion to accept the Treasurer's Report and Bill Pray seconded the motion which carried unanimously.

Ruth Ann stated someone had asked her about using a no salvage value on the assets. She spoke with an accountant and was told we did not need to use a salvage value as that is the old way of tracking depreciation.

Ruth Ann attended small claims court which was the fifth trip for the same lot owner. It was inconvenient for the lot owner to attend last court date and this time he did not show up. She will ask permission from the Board to begin foreclosure in the executive session.

Ruth Ann also stated that two old checks have not cleared our account—a social committee check and the donation to the Celestine Fire Department. She was told the social committee check was deposited two weeks ago. No one had information on the donation check.

She also mentioned there are three lots which Ruth Ann had given to Jennifer to begin foreclosure. Jennifer is waiting for Riddles to review and Ruth Ann should have answer this week.

John Mitchell introduced Kay Robinson as the interim-manager to replace James Portillo. The Board had decided to have Kay "fill in" for James when he left for camp for two months. When James left, Kay had been training and was the obvious choice to take over his duties.

Manager's Report: Kay Robison presented the May report stating there are currently three water leaks at 386/387, 425/426, 448/449. Everyone has access to water. Tall lots are being mowed as well as the common grounds and the regular mowing season has begun. Other items completed are: new manhole cover anchored, installed new change machine, repaired toilets and installed new batteries, upper golf course is finished, lawn mowers repaired, new gate boards made and installed, leaves vacuumed, and electrical breakers repaired. Kay also stated she has implemented a new system to remember to clean out the flow stations. It will be done twice a year when the time changes. She said she is thrilled to be performing the manager's duties and

has begun to organize the office and learn the computer. She plans to prepare a folder for each lot to retain all records for that lot which should make it easier to find documents. She has interviewed and hired new security people and processed seven lease closings. JayChem is scheduled to repair the skimmers on Monday or Tuesday so the pool can be prepared for opening on Memorial Day weekend.

Old Business:

John Mitchell presented information he had received regarding an audit, review or compilation of Wildridge's records. In the past, Wildridge has had a compilation performed and the letter regarding the outcome of the compilation read at the Annual Meeting in August. Mark Doran, a member, gave the board details regarding an audit, review or compilation. He suggested a review be performed this year and perhaps every few years thereafter. A compilation in other years would suffice. The Board received prices from an accountant. The cost of a review would be approximately \$1,500 versus a compilation for \$500. After discussion, the motion was made by Bill Pray to conduct a review of Wildridge's financials this year and seconded by Gary Mills. The motion carried unanimously.

John Mitchell asked the board about replacing road culverts in poor condition before resurfacing the roads. The culverts are galvanized and at least three or four need to be replaced. He suggested using concrete culverts, which have a much longer life. Wildridge needs a committee to assess and compile a list of the culverts in need of replacement. After discussion, Ruth Ann made the motion to permanently repair the main culverts with concrete culverts prior to repaving the roads and not to exceed \$10,000. Don Foster seconded the motion and it carried unanimously.

John also mentioned that changing the street on the side of the shelter house to one-way had been discussed at the April Board Meeting. The manager was to have written a letter to the involved lot owners but this was not done. Even though we have talked to many of the lot owners, John instructed the secretary to write a letter to the lot owners on the street asking for their input before a decision is made.

John stated he had found t-shirts for security for \$10 each which have been purchased.

Ruth Ann said she would like to schedule an employee breakfast with the Board. After discussion, it was decided to have the breakfast at 10:00 a.m. on May 17th.

Curt Tyler stated that John Mitchell had purchased a manhole cover for \$200. Curt contacted the City of Jasper and learned they have old manhole covers. They gave one manhole cover to Curt. The city will let Curt know whether they will hold an auction or sell them to us direct. Ruth Ann Reteneller made a motion to authorize Curt to purchase as many cast iron manhole covers as possible from the City of Jasper not to exceed \$600 which will be taken from the sewer fund. Bill Pray seconded the motion and it carried unanimously.

Ruth Ann stated that the newsletter was mailed last Saturday and she had not received hers and was concerned. Several Board members said they had received their copy.

Ruth Ann stated that the rules committee needs to be contacted and activated. John Mitchell instructed the secretary to send a letter to everyone who had volunteered for the rules committee asking them to attend the June 14th Board Meeting to get started. The Board decides the task of the committee as it is a consulting committee and the Board has the responsibility to enforce/change rules. The committee can only give opinions. Lot #645, Debbie Meadows, and

Lot #654, Donna Muir stated they had informed the office to add their names to the rules committee list.

Members' Questions:

Lot #645—How many lot owners do we have at the present time? Answer: 631 owners.

Lot #654—Why are the guards still using the truck and not the golf cart? How often are they supposed to patrol the park? Answer: It's a change to use the golf cart but will start to use it more. Normally security patrols the park two times a shift which is once every four hours. Could change it to once every two hours.

Lot #642—When is the projected finish of the clean up for the shelter house? Answer: John Mitchell said he didn't know. Lot #22 said it should be done by Memorial Day weekend.

Lot #161—What process was used in hiring the new manager and were all board members involved? Answer: In a previous executive session, the Board had decided to train Kay to fill in while James was gone to reserve. James left and Kay was training so she was asked to fill-in.

Lot #161—If the Board wants people from the park involved with their decision, then why not purchase a coffee pot and a gallon of orange juice? Answer: We'll look into it.

Lot #22—One way street—why didn't it happen? Girls hurt on golf cart. What is going to be done to stop this before some kid is killed? Answer: Secretary sending letter to lot owners on street and roving guard should help.

Lot #161—Why is the sink not fixed in the men's restroom? It has been unusable for about five weeks. Answer: The sink needs to be replaced and it should have done.

Lot #161—Has the Board ever discussed having an assistant manager? The assistant manager would have separate days off from the manager. The park would then have someone here for the members seven days a week. The assistant manager could serve as guard, maintenance, etc. the other three days. Answer: Have not discussed probably because of the dollars involved.

Lot #642—Assistant manager would relieve directors from doing so much work.

Lot #161—Thinks it is good to get input from members. Could an agenda be prepared ahead of time so that members would know what is going to be discussed? Answer: Preparing an agenda in advance is a timing problem. Also opening the meetings to the members as we have been doing makes the meeting much longer.

New Business:

Ruth Ann Reteneller said she would like to change our long distance to a carrier with 5 cents per minute. She made a motion to verify the carrier charges 5 cents a minute and change it. Bill Pray seconded the motion and it carried unanimously.

Ruth Ann asked if our dump truck can travel on roads outside the park because we have had sand and gravel hauled by other people. She was told that we do that because our truck is in bad shape.

John Mitchell said that he believes members should be contacted when their water lines or culverts are disrupted and he will ask the manager to call members.

Gary Mills asked about decals for the security golf cart. He will obtain prices for decals and report back to the Board.

John Mitchell stated that the heater core in the dump truck is broke. We will bypass the heater until we fix it this fall.

John also thanked Curt for obtaining the manhole from Jasper, Dean Roberson for assisting with the emergency alarm system and Bill Pray for getting the moneychanger. Members help is always welcome. We are a volunteer board and do the best we can.

The next Board Meeting will be on June 14, 2003 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Don Foster. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich
Secretary

Board Of Directors Meeting
Wildridge Association
April 12, 2003

The meeting was called to order by President John Mitchell at 9:00 a. m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray, Don Foster

Manager James Portillo: Absent

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the March 8, 2003 Board Meeting were read by Ruth Helmerich. Curt Tyler had one correction. In the second paragraph of the second page the fifth sentence should read, "Curt Tyler suggested getting verbal quotes and trying other radios." Curt also asked how many sewer drops have been done. John Mitchell said 8-10. Curt asked if any of the mowing contractors had insurance. No one was sure if that question had been asked but Wildridge is doing the mowing this year so it is a mute point. A motion was made by Don Foster and seconded by Gary Mills to accept the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann thanked Tonya Carter for her help with depreciation. Ruth Ann used a projector to explain what she had learned about depreciation which has not been done since she became Treasurer. She said when she became Treasurer, she spoke with an accountant and told the accountant that her main concern was tracking the expenses and being able to explain them to members. She told the accountant she did not know about balance sheets and P/L's. He told her that was not a problem. Recently, she has investigated depreciation and from what she has learned, has altered our asset accounts to reflect depreciation. For example, she depreciated the maintenance truck to zero. If Wildridge sells something that has been fully depreciated, we will pay tax on the amount of the sale. Ruth Ann explained in detail what she had done and how it affected the assets carried on our books. She also said that payroll expenses are up and she has been tracking the long distance expenses. She was unable to attend the last small claims court date so James went in her place. Papers had been served on one person who had called court to say it was inconvenient to appear and could he send Wildridge the dollars due. Ruth Ann agreed to this with the stipulation that the money be paid by May 9 which is the next small claims court date. Bill Pray made the motion to accept the Treasurer's Report and Gary Mills seconded the motion which carried unanimously.

John Mitchell thanked Ruth Ann Reteneller for her work on depreciation.

Ruth Ann said that several names had been submitted as possible names for the newsletter. She projected the list of names on the wall and asked the members attending the meeting to vote on the name they liked. She said a member had donated two \$5 gift certificates to The Cottage for the winning entry. The winning name was, "Wild News From The Ridge" which was the name currently being used for the newsletter.

Manager's Report: John Mitchell read the Manager's Report as James could not attend the meeting because it is a reserve weekend. The water was turned on April 1 and maintenance identified over 20 water leaks. Currently, there are 4 lots which do not have water, Lots #474/475 and #591/592. Some of the lots with water leaks repaired need to run a longer hose or hard plumbing to their lots due to the water post being moved to another location. Other work performed was sewer drops, culvert cleaning, park pick-up, maintenance of vehicles and equipment, breakers repaired, golf cart parking spaces marked, lights installed on golf carts and in the process of painting the putt-putt course. Three radios were purchased and have begun mowing the common areas. Next week, we will start mowing lots on the mowing program which has 20 lots at present. Two golf carts were purchased for maintenance/manager and security use. We are currently advertising and interviewing for security positions. Processed four lease transfers and seven lot owners have had their own electricity hooked up this month. 33 lot owners have pending electrical waivers.

Old Business:

Curt Tyler said that a sewer plan was approved in September, 2002 and in 2002 rain infiltration cost the park \$14,000. If ten sewers were repaired each month during a six month period in the winter, the sewers could be repaired in six years. This won't solve all of our problems but a plan that is being worked on will help. He also stated that the manhole needs to be replaced where the fire occurred. John Mitchell has found a steel manhole cover. Ruth Ann Reteneller asked if sewer repairs can be done during the week during the camping season. Curt Tyler said it is not the time to repair the sewers when the park is operating because of the sewage. Ruth Ann said there was a color coded map when Doug was here. Everyone agreed that the sewer repairs need to be done.

Members' Questions:

Lot #642—Would like for the Board Members to introduce themselves and what duties they perform.

John Mitchell, President, Takes care of meetings and holds things together.

Gary Mills, Vice President, Oversees maintenance items done during the week.

Ruth Ann Reteneller, Treasurer, Maintains the financial records and payroll.

Ruth Helmerich, Secretary, Takes notes to produce the minutes of the meetings.

Don Foster, Director, On the Board for the people.

Bill Pray, Director, On the Board for the people.

Curt Tyler, Director, To save the park money.

Lot #161—Why does there seem to be so much dissention on the Board? Roberts Rules allow members to speak at meetings.

Answer: John Mitchell said everyone on the Board works hard to try to accomplish what needs to be done and doesn't think there is dissension. He shared with the members the difference between a fairy tale and a lie. He said a fairy tale begins, "Once upon a time..." and a lie begins, "This is no sh-t." He has researched Roberts Rules and has found there are various ways to conduct meetings. Ruth Ann Reteneller said she loves working with this board and each board member is direct with each other which is good.

Lot #161—Rules should not be made by the Board without input by members.

Answer: John Mitchell said the board was elected to represent the members. Ruth Ann Reteneller said members should vote in August to elect Board members.

Lot #248—She is a new member and did not vote last year; however, the resumes are an advertisement and don't state qualifications. She didn't like the comment made about if you can't afford to be here...

Answer: Ruth Helmerich stated that she doesn't think that qualifications are as important as a desire to help the park and make common sense decisions.

Lot #161—Have had problems with the electric provided and had to go home because their electric would not hold. When they bought they were told electricity is provided and perhaps prospective buyers should be told they have to go on their own electricity.

Answer: John Mitchell said you do not have to be on your own electric—30 amps of electricity is provided which has become inadequate.

Lot # 642—Meet the candidates is a social gathering and not really meeting the candidates. Candidates should be asked questions and respond. An accounting firm should be guiding the Treasurer and should have caught the depreciation error.

Answer: Ruth Helmerich said that meet the candidates in the past had allowed members to ask the candidates questions; however, new candidates who had not served on the board were at a disadvantage and only the incumbents had the knowledge to answer member's questions. It was changed to "level the playing field" for everyone. Members can approach the candidates individually to get their ideas on issues. Ruth Ann Reteneller said it is not necessary for an accountant to maintain the balance sheet but we can do that if we want to pay for it. It is only necessary for loans and insurance claims.

Lot #22 –Suggested making the street going up the hill by the shelter house into a one way street going up for safety and convenience.

Answer: John Mitchell said we would look into it.

Lot #461—The office is not open on weekends. She needs to get a golf cart sticker and a permit.

Answer: John Mitchell said the office should be open on weekends from now on.

Lot #283—How long is manager going to be able to take advantage of park? Something needs to be done.

Answer: John Mitchell said the Board is going to address this.

Lot #22—Should be nine board members, not seven. Each year, three would be elected and six members could hold office. New board members would have one year to settle in before they hold office.

Answer: The Articles of Incorporation state the number is seven. This would have to be changed in the by-laws.

Lot #22—The \$250 petty cash limit seems low if it is replenished often. Why not move amount up to \$500?

Answer: Ruth Ann Reteneller said that the office normally uses \$100 per week and the amount of \$250 appears to be adequate.

Lot 642—Thinks the number of board members being increased to nine is a good idea because this would spread the work.

New Business:

Bill Pray made a motion to make the road one way going up hill by the shelter house for safety. Don Foster seconded the motion. Ruth Helmerich said we need to think about it before changing. Ruth Ann Reteneller said she thinks we should take our time and send a letter to the residents on that street notifying them we are considering making their street one way at the next board meeting.

Bill Pray said that given the hours James is working, he should be taken off salary and put on hourly. John Mitchell said we will talk about this issue in the executive session.

John Mitchell asked the board their thoughts about buying t-shirts for security and perhaps maintenance. Discussion was held and the board felt golf shirts would be good and each employee would probably need three shirts. John Mitchell said he will get prices for golf shirts and see if we can get them by Memorial Day weekend.

Don Foster said he thought we should paint the road by stop signs to make them more noticeable. John Mitchell said he would place this on the to do list.

Curt Tyler distributed a page regarding security overtime pay which indicated that we had paid \$1,000 in overtime since the first of the year.

The next Board Meeting will be on May 10, 2003 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Bill Pray. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich
Secretary

**Board Of Directors Meeting
Wildridge Association
March 8, 2003**

Amended April 12, 2003

The meeting was called to order by President John Mitchell at 9:00 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray, Don Foster

Manager James Portillo: Present

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the February 1, 2003 Board Meeting were read by Ruth Helmerich. She stated that she had failed to incorporate the Manager's Report of February 1st into the minutes and she would make that change. Curt Tyler had one correction. In the fourth paragraph of the second page the second last sentence should read, "The Board authorizes \$5,000 for the golf carts." A motion was made by Gary Mills and seconded by Bill Pray to accept the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated she did not have a financial report because she had spent time learning about depreciation. She asked the Board if she should mail the financial report or present it at the next Board Meeting. Everyone was in agreement that she could present it at the April meeting. She also stated Wildridge did not owe any federal taxes for last year because there was a \$10,000 loss in 1999. She attended small claims court. One lot owner she had sued previously had not paid the court costs and did not appear in court. The court issued a body attachment for \$500.

Manager's Report: James Portillo presented the March report stating that the park electric was turned on February 27, 2003 and the water is tentatively scheduled to be turned on April 1, 2003. He is waiting for quotes on skimmer repair from Eckert and JayChem. Maintenance items completed last month include moving the manager's office, floors cleaned, office painted, storage rooms organized and painted, sewer drops and water leaks repaired, sand in pool filters being replaced, pool pump lines replaced, phone lines moved, backhoe repairs, culvert cleaning and door locks replaced. Eli Snelling will start next week on culvert replacement near Lot #500. He has completed first draft of job descriptions and the employee handbook. He will advertise for pool and security positions and is verifying the lots for sale list. 35 lot owners have pending electrical waivers.

Old Business:

John Mitchell said we had received another bid from Grizzly for mowing services since the February 1 Board Meeting. The new bid was for \$7 per lot and \$100 for the common grounds. His previous bid was \$13 per lot and \$150 for the common grounds. Ruth Helmerich said she thought the Board should accept the new bid because of less dollars plus Wildridge will not have to deal with equipment or personnel if it is out-sourced. John Mitchell said that he had gone over the numbers discussed at the February 1 meeting and felt that Wildridge's cost would not be as high as earlier presented if Wildridge employee performed the mowing. Ruth Ann Reteneller said she thought it is unethical to rebid and the quality of the mowing was not there when we had

an outside vendor. Don Foster said he thought that it would not be right to accept a late bid. The question was also raised if Grizzly had provided proof of insurance. After discussion, Ruth Helmerich made a motion to accept Grizzly's lower bid pending verification that he has adequate insurance coverage. Curt Tyler seconded the motion. The motion did not carry with two affirmative votes. John Mitchell stated that mowing this season would be performed by Wildridge employees.

John Mitchell said he had located two 16-channel VHS portable two-way radios with cases and charger for \$741.60. He said the vendor told him no FCC license is required to operate these radios. James said they are using the radios and likes them because they work well and saves time when he needs to find someone. Dean Roberson said they are good radios. Curt Tyler suggested getting verbal quotes and trying other radios. Lot #248-249 said she could check on radios and get us a good price. James said we have these radios on loan and a decision needs to be made to purchase something because he needed them yesterday. Ruth Ann Reteneller made the motion for Lot #248-249 to obtain a comparable price for the same radios, James to locate another quote and authorized James to purchase the same radio at the best cost. Bill Pray seconded the motion. The motion carried with Curt Tyler voting no.

John Mitchell stated that James had obtained a Home Depot credit card and the question has been asked if it is necessary. Ruth Ann Reteneller stated that the manager has \$250 in petty cash and there are three \$500 bank cards for the manager, John, and Ruth Ann. Ruth Ann believes that is adequate funds and the additional card is another item which needs to be tracked. She made the motion to cancel the Home Depot card. Curt Tyler seconded the motion and it carried unanimously.

Ruth Ann Reteneller stated that at the last board meeting, the board had worked on the employee handbook. She was ready to take it to the printer when she noticed the section on employee disputes/arbitration. She polled the board and one member wanted to leave it in so she did not have the handbook printed. James said he would like someone to review the handbook with him so he understands the changes and would like to see the final draft before it is approved. John Mitchell stated that James will have to answer the questions regarding the handbook and as a courtesy to James we should have him review it. Ruth Ann Reteneller said that James submitted the first draft. Ruth Ann prepared the second draft and James did not indicate any changes. The Board worked on the third draft collectively at the February 22nd meeting, which made the final draft. Ruth Ann read the section regarding arbitration and stated that the American Arbitration Association is a company rather than an agency. Discussion was held whether the arbitration section was needed. Gary Mills felt that it was a good tool and that is why he didn't want to strike it. Ruth Helmerich said that Wildridge is a small employer and felt that arbitration was mainly beneficial in larger companies. Also, Wildridge has a Board which has seven people to decide disputes. Curt Tyler made the motion to strike the section on employee disputes. Ruth Helmerich seconded the motion and it carried unanimously.

John Mitchell said that at the February Board Meeting there was an issue about a member who owns two lots—one lot has park power and the other one is on REC. The member ran an electric heater from the lot with the park power to the camper on the other lot. We have found that the National Electric Code states that two power sources cannot be run into one structure because this presents a danger to firefighters whose first task is to disconnect the electricity in case of fire. The lot owner has been advised of this code and will discontinue use of the power from the other lot.

John also stated that an article in the newsletter had caused some confusion because it said that ULMV over 50cc would not be allowed in Wildridge. We learned that golf carts have 295cc

which makes that statement incorrect. Curt Tyler said that we had encountered problems with large four wheelers last year but we will follow the 50cc rule which applies to two wheeled vehicles. However, the four wheelers will be required to follow the ULMV rules and obtain stickers.

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John asked James what the office hours are. He said they are: Saturday and Sunday 8-4; Monday and Tuesday, closed; Wednesday 8-12; Thursday 1-4; and Friday 8-4.

Bill Pray stated that the new coin changer will arrive this week.

Members' Questions:

Lot #248—She said she thought in June, 2002 a committee was going to review Wildridge's books. What happened to the review?

Answer: Ruth Ann Reteneller said that was the plan but no one volunteered. Gary Hammond had a CPA to review our books. After March 15th, we send the financial information to the CPA who reviews the books and issues a review letter which is read at the annual membership meeting.

Question--Has the letter been sent to members to bring carports into compliance?

Answer: A letter was sent stating that the carports were not in compliance.

Lot #414—What about four wheelers over 50cc? Most golf carts have over 50cc engines. This question has been answered.

Lot #62—My ATV is licensed by the state to drive on secondary roads. We bring it here to visit friends outside the property. Does this mean that all golf carts and ATV's over 50cc cannot be in the park?

This question as been answered.

Lots #458 &460—Why can't the game room remain open after the pool closes for the season to give the kids something to do?

Answer: The game vendor takes them out at a certain time each year but James will ask if they could be picked up later in the season.

Lot #654—Has the employee handbook been presented to someone with human resources knowledge? Lot #655 offered to review handbook.

Answer: John Mitchell said we have not had anyone else review the handbook but we may contact them to review.

Lot #248—What type of depreciation does Wildridge use? Answer: Straight line. Does Ruth Ann pay invoices, sign checks, reconcile bank statements and do the financials? Answer: Yes.

Who does the payroll taxes? Answer: Ruth Ann. What is the contingency fund? Answer: Funds set aside in case something severe happens.

Lot #62—We have asked security in the past to take care of problems concerning fireworks. Security said for us to take care of it ourselves. It is my opinion he was scared to come out. Answer: This season we will have additional security which, hopefully, will help this situation.

Lot #461—Can a committee be formed to name roads and erect signs?

Answer: The streets currently do have names and there has been discussion in the past whether erecting signs would become an issue for boats maneuvering in Wildridge.

New Business:

John Mitchell asked the Board's opinion on having maintenance men rotate working weekends. Curt Tyler stated that it is difficult to find maintenance men who will work on weekends.

Curt Tyler prepared a list of 64 items the Board has accomplished since August, 2003. John Mitchell read the list.

John Mitchell stated that a committee needs to be formed to inspect the electrical hook-ups.

The next Board Meeting will be on April 12, 2003 at 9:00 a.m.

Having no other business, Don Foster made a motion to adjourn, seconded by Ruth Helmerich. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich
Secretary

**Board Of Directors Meeting
Wildridge Association
March 8, 2003**

The meeting was called to order by President John Mitchell at 9:00 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray, Don Foster

Manager James Portillo: Present

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the February 1, 2003 Board Meeting were read by Ruth Helmerich. She stated that she had failed to incorporate the Manager's Report of February 1st into the minutes and she would make that change. Curt Tyler had one correction. In the fourth paragraph of the second page the second last sentence should read, "The Board authorizes \$5,000 for the golf carts." A motion was made by Gary Mills and seconded by Bill Pray to accept the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated she did not have a financial report because she had spent time learning about depreciation. She asked the Board if she should mail the financial report or present it at the next Board Meeting. Everyone was in agreement that she could present it at the April meeting. She also stated Wildridge did not owe any federal taxes for last year because there was a \$10,000 loss in 1999. She attended small claims court. One lot owner she had sued previously had not paid the court costs and did not appear in court. The court issued a body attachment for \$500.

Manager's Report: James Portillo presented the March report stating that the park electric was turned on February 27, 2003 and the water is tentatively scheduled to be turned on April 1, 2003. He is waiting for quotes on skimmer repair from Eckert and JayChem. Maintenance items completed last month include moving the manager's office, floors cleaned, office painted, storage rooms organized and painted, sewer drops and water leaks repaired, sand in pool filters being replaced, pool pump lines replaced, phone lines moved, backhoe repairs, culvert cleaning and door locks replaced. Eli Snelling will start next week on culvert replacement near Lot #500. He has completed first draft of job descriptions and the employee handbook. He will advertise for pool and security positions and is verifying the lots for sale list. 35 lot owners have pending electrical waivers.

Old Business:

John Mitchell said we had received another bid from Grizzly for mowing services since the February 1 Board Meeting. The new bid was for \$7 per lot and \$100 for the common grounds. His previous bid was \$13 per lot and \$150 for the common grounds. Ruth Helmerich said she thought the Board should accept the new bid because of less dollars plus Wildridge will not have to deal with equipment or personnel if it is out-sourced. John Mitchell said that he had gone over the numbers discussed at the February 1 meeting and felt that Wildridge's cost would not be as high as earlier presented if Wildridge employee performed the mowing. Ruth Ann Reteneller said she thought it is unethical to rebid and the quality of the mowing was not there when we had an outside vendor. Don Foster said he thought that it would not be right to accept a late bid. The

question was also raised if Grizzly had provided proof of insurance. After discussion, Ruth Helmerich made a motion to accept Grizzly's lower bid pending verification that he has adequate insurance coverage. Curt Tyler seconded the motion. The motion did not carry with two affirmative votes. John Mitchell stated that mowing this season would be performed by Wildridge employees.

John Mitchell said he had located two 16-channel VHS portable two-way radios with cases and charger for \$741.60. He said the vendor told him no FCC license is required to operate these radios. James said they are using the radios and likes them because they work well and saves time when he needs to find someone. Dean Roberson said they are good radios. Curt Tyler suggested getting less expensive radios from Radio Shack. Lot #248-249 said she could check on radios and get us a good price. James said we have these radios on loan and a decision needs to be made to purchase something because he needed them yesterday. Ruth Ann Reteneller made the motion for Lot #248-249 to obtain a comparable price for the same radios, James to locate another quote and authorized James to purchase the same radio at the best cost. Bill Pray seconded the motion. The motion carried with Curt Tyler voting no.

John Mitchell stated that James had obtained a Home Depot credit card and the question has been asked if it is necessary. Ruth Ann Reteneller stated that the manager has \$250 in petty cash and there are three \$500 bank cards for the manager, John, and Ruth Ann. Ruth Ann believes that is adequate funds and the additional card is another item which needs to be tracked. She made the motion to cancel the Home Depot card. Curt Tyler seconded the motion and it carried unanimously.

Ruth Ann Reteneller stated that at the last board meeting, the board had worked on the employee handbook. She was ready to take it to the printer when she noticed the section on employee disputes/arbitration. She polled the board and one member wanted to leave it in so she did not have the handbook printed. James said he would like someone to review the handbook with him so he understands the changes and would like to see the final draft before it is approved. John Mitchell stated that James will have to answer the questions regarding the handbook and as a courtesy to James we should have him review it. Ruth Ann Reteneller said that James submitted the first draft. Ruth Ann prepared the second draft and James did not indicate any changes. The Board worked on the third draft collectively at the February 22nd meeting, which made the final draft. Ruth Ann read the section regarding arbitration and stated that the American Arbitration Association is a company rather than an agency. Discussion was held whether the arbitration section was needed. Gary Mills felt that it was a good tool and that is why he didn't want to strike it. Ruth Helmerich said that Wildridge is a small employer and felt that arbitration was mainly beneficial in larger companies. Also, Wildridge has a Board which has seven people to decide disputes. Curt Tyler made the motion to strike the section on employee disputes. Ruth Helmerich seconded the motion and it carried unanimously.

John Mitchell said that at the February Board Meeting there was an issue about a member who owns two lots—one lot has park power and the other one is on REC. The member ran an electric heater from the lot with the park power to the camper on the other lot. We have found that the National Electric Code states that two power sources cannot be run into one structure because this presents a danger to firefighters whose first task is to disconnect the electricity in case of fire. The lot owner has been advised of this code and will discontinue use of the power from the other lot.

John also stated that an article in the newsletter had caused some confusion because it said that ULMV over 50cc would not be allowed in Wildridge. We learned that golf carts have 295cc which makes that statement incorrect. Curt Tyler said that we had encountered problems with

large four wheelers last year but we will follow the 50cc rule which applies to two wheeled vehicles. However, the four wheelers will be required to follow the ULMV rules and obtain stickers.

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Bill Pray stated that the new coin changer will arrive this week.

Members' Questions:

Lot #248—She said she thought in June, 2002 a committee was going to review Wildridge's books. What happened to the review?

Answer: Ruth Ann Reteneller said that was the plan but no one volunteered. Gary Hammond had a CPA to review our books. After March 15th, we send the financial information to the CPA who reviews the books and issues a review letter which is read at the annual membership meeting.

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Lots #458 & 460—Why can't the game room remain open after the pool closes for the season to give the kids something to do?

Answer: The game vendor takes them out at a certain time each year but James will ask if they could be picked up later in the season.

Lot #654—Has the employee handbook been presented to someone with human resources knowledge? Lot #655 offered to review handbook.

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Lot #62—We have asked security in the past to take care of problems concerning fireworks. Security said for us to take care of it ourselves. It is my opinion he was scared to come out.
Answer: This season we will have additional security which, hopefully, will help this situation.

Lot #461—Can a committee be formed to name roads and erect signs?

Answer: The streets currently do have names and there has been discussion in the past whether erecting signs would become an issue for boats maneuvering in Wildridge.

New Business:

John Mitchell asked the Board's opinion on having maintenance men rotate working weekends. Curt Tyler stated that it is difficult to find maintenance men who will work on weekends.

Curt Tyler prepared a list of 64 items the Board has accomplished since August, 2003. John Mitchell read the list.

John Mitchell stated that a committee needs to be formed to inspect the electrical hook-ups.

The next Board Meeting will be on April 12, 2003 at 9:00 a.m.

Having no other business, Don Foster made a motion to adjourn, seconded by Ruth Helmerich. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich
Secretary

**Board Of Directors Meeting
Wildridge Association
February 1, 2003**

Amended: March 8, 2003

The meeting was called to order by President John Mitchell at 9:00 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray

Members Absent: Don Foster

Manager James Portillo: Absent

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the November 9, 2002 Board Meeting were read by Ruth Helmerich. Ruth Ann had three corrections. In the last paragraph of page two, the second sentence should read, "Ruth Ann read the questions and answers received and asked the secretary of the board to mail the answers to the members who had asked the questions and include a copy of all questions and answers from the attorney." In the second paragraph on page three, the second sentence should read, "The plan is to have a newsletter mailing on the first Monday of the month following the close of each quarter. In the sixth paragraph on the last page, the first sentence should read, "Ruth Ann said Thelma Wade had suggested to the Board that it might be a good idea for the Board to have a retreat seminar for present and past Board Members." Curt Tyler had one correction. In the first paragraph on the last page, the following sentence should be added, "Wildridge will dig out the pipe and the owner will buy the pipe." A motion was made by Curt Tyler and seconded by Ruth Ann Reteneller to accept the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann reported that for the year ended 2002, we have a balance of \$96,000 in operating funds. She would like to establish a Membership 2004 account, and transfer \$25,000 of the remaining balance into it earmarked for a \$25 rebate per lot for 2004 dues. Discussion was held whether funds would be available for other unexpected occurrences if the \$25,000 was transferred. Ruth Ann felt that we had ample funds. Ruth Ann made a motion that the \$25,000 remaining on December 31, 2002 be moved to restricted funds to be called Membership 2004. When the 2004 budget is prepared, the Board will determine the amount of dues. Members will be notified that \$25 of the 2004 dues amount will be handled by the Membership 2004 account. Curt Tyler seconded the motion and it carried unanimously. Ruth Ann stated her next small claims date is February 10th. Regarding the treasurer's report, she stated that the leaf vacuum had been moved from expenses to the balance sheet. Ruth Ann also stated that our membership dues are tax exempt; however, any dollars collected from some members is taxable income. If we have mowing expenses to apply against that income, our taxes are reduced. Ruth Helmerich made a motion to accept the Treasurer's Report. The motion was seconded by Curt Tyler and carried unanimously.

Ruth Ann also mentioned that the 2003 budget committee has set the cost of the ULMV stickers at \$20 for the current year. She would like to amend the cost back to \$10. After discussion by

the Board, Ruth Ann made the motion to change the cost of the 2003 ULMV sticker to \$15. Bill Pray seconded the motion and it carried unanimously.

Manager's Report: James Portillo was not present at the meeting because it was an army reserve weekend; however, he had prepared a Manager's Report which stated maintenance items completed, such as water heater replaced, gatehouse floor covering replaced, the shower house floor repainted and the inside of the gatehouse painted. John mentioned that Kay was currently painting the inside of the gatehouse and thanked her for doing it. Four sewer drops repaired, leaf vacuuming continuing, 13 lots have been measured and marked and two bids received from mowing contractors and two quotes for pool maintenance and repairs. (Quotes attached to Manager's Report.)

Old Business:

Ruth Ann Reteneller said she had emailed a draft of the employee manual to the Board that morning and hopes to review it at the next board meeting.

Ruth Ann Reteneller stated she had received the by-laws revisions from Jennifer. She requested the by-laws be approved today and a committee formed to evaluate to be a better representation of what Wildridge needs. The reasons to change the by-laws now are to incorporate the ULMV rules which gives Wildridge the authority to remove carts. The new by-laws give the Board a part in removing a director as the Board is responsible to make the determination as to what constitutes just cause and then three-fourths of the members attending the meeting must agree. The new by-laws also state the names and addresses of the membership must be used for association business. She made a motion to approve the by-laws as amended and to request the manager have them recorded at the court house as our governing document until a committee can review them. Curt Tyler seconded the motion. Three members voted yes with Bill Pray and Gary Mills voting no. Bill Pray pointed out Section 9.12 in the Articles of Incorporation which states, "The Board of Directors of the Corporation shall have the power, without the assent or vote of the members, to make, alter, amend or repeal the Code of By-laws of the Corporation, but the affirmative vote of a number of Directors equal to a majority of the number who would constitute a full Board of Directors at the time of such action shall be necessary to take any action for the making, alteration, amendment or repeal of the Code of By-laws." Ruth Ann Reteneller said she would check with attorney and the by-laws had been approved pending the advice of our attorney.

John Mitchell stated that funds had been allocated in the 2003 budget for the purchase of two golf carts. He made a motion that Gary Mills head up a committee to purchase two golf carts. The Board authorizes \$5,000 for the golf carts. Ruth Ann seconded the motion and it carried unanimously.

John Mitchell said we had again received outside quotes for grass cutting services. The quotes were Grizzly Enterprises, \$13/lot and \$150/common areas; Curt Matheis, \$16/lot and \$175/common areas. Last year's contractor, Prairie Landscaping did not submit a bid for this season. Discussion was held regarding hiring an outside contractor versus doing the mowing in-house. Ruth Ann Reteneller said that if Wildridge employees perform the mowing services, there are expenses we can use to offset the income generated from the mowing program and save tax dollars. After discussion, John Mitchell made the motion to perform the mowing in-house at a price of \$175 per lot and \$25 for tall mows. After July 4th, the mowing program will be half-price as in the past. Gary Mill seconded the motion. The motion carried with Curt Tyler opposing.

John Mitchell stated that JayChem and Eckert have submitted estimates for replacing the sand and the 3" pipe from the trap to the intake of circulating pump but he believes our maintenance men could perform these replacements. He made a motion that our maintenance men perform these two pool repairs. Bill Pray seconded the motion and it carried unanimously.

John also stated that the pool leaks when it is full. This could be the skimmers or a pressure leak in the bottom of the pool. We will get a quote for replacing skimmers and review next meeting. John said that our coin changer is no longer operating and did the Board feel we needed a replacement? After discussion, it was decided that Bill Pray would purchase a coin changer from Sam's.

Members Questions:

Lot #645—If member has two lots with one on their own electric and the second lot with park electric, do you have the right to use the electricity on the additional lot?

Answer: Curt Tyler stated that he felt you had waived your right to electric on that lot and produced a copy of the electrical waiver required. John Mitchell stated he felt you had only waived the power for the one lot and were entitled to the park power on the other lot. After discussion, Ruth Ann Reteneller stated we should table this electrical issue until a committee evaluates it. Ruth Helmerich seconded the table.

New Business:

John Mitchell said that ditch banks and shoulders in the park are eroding. We have money in the road fund to address these problems and would like to have a committee identify the worst areas. He made a motion to obtain three quotes on repair of the ditch banks and shoulders once they have been identified. Bill Pray seconded the motion and it carried unanimously. John asked Curt Tyler to try to get a committee together to identify the problem areas.

Gary Mills asked about the 2003 dues payment schedule being extended on month and what effect that would have on election ballots. Ruth Ann Reteneller said it would not affect the ballots.

The next Board Meeting will be on March 8, 2003 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Bill Pray. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich
Secretary

**Board Of Directors Meeting
Wildridge Association
February 1, 2003**

The meeting was called to order by President John Mitchell at 9:00 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Bill Pray

Members Absent: Don Foster

Manager James Portillo: Absent

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the November 9, 2002 Board Meeting were read by Ruth Helmerich. Ruth Ann had three corrections. In the last paragraph of page two, the second sentence should read, "Ruth Ann read the questions and answers received and asked the secretary of the board to mail the answers to the members who had asked the questions and include a copy of all questions and answers from the attorney." In the second paragraph on page three, the second sentence should read, "The plan is to have a newsletter mailing on the first Monday of the month following the close of each quarter. In the sixth paragraph on the last page, the first sentence should read, "Ruth Ann said Thelma Wade had suggested to the Board that it might be a good idea for the Board to have a retreat seminar for present and past Board Members." Curt Tyler had one correction. In the first paragraph on the last page, the following sentence should be added, "Wildridge will dig out the pipe and the owner will buy the pipe." A motion was made by Curt Tyler and seconded by Ruth Ann Reteneller to accept the minutes as corrected. The motion carried unanimously.

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Ruth Ann also mentioned that the 2003 budget committee has set the cost of the ULMV stickers at \$20 for the current year. She would like to amend the cost back to \$10. After discussion by the Board, Ruth Ann made the motion to change the cost of the 2003 ULMV sticker to \$15. Bill Pray seconded the motion and it carried unanimously.

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John Mitchell stated that funds had been allocated in the 2003 budget for the purchase of two golf carts. He made a motion that Gary Mills head up a committee to purchase two golf carts. The Board authorizes \$5,210 for the golf carts. Ruth Ann seconded the motion and it carried unanimously.

John Mitchell said we had again received outside quotes for grass cutting services. The quotes were Grizzly Enterprises, \$13/lot and \$150/common areas; Curt Matheis, \$16/lot and \$175/common areas. Last year's contractor, Prairie Landscaping did not submit a bid for this season. Discussion was held regarding hiring an outside contractor versus doing the mowing in-house. Ruth Ann Retneller said that if Wildridge employees perform the mowing services, there are expenses we can use to offset the income generated from the mowing program and save tax dollars. After discussion, John Mitchell made the motion to perform the mowing in-house at a price of \$175 per lot and \$25 for tall mows. After July 4th, the mowing program will be half-price as in the past. Gary Mill seconded the motion. The motion carried with Curt Tyler opposing.

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Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Bill Pray. Motion carried unanimously.

Respectfully submitted,

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Secretary