

Motions Passed  
1986

Accept resignation of Jimmy Carter	Oct 4
How to handle mail received for members	Oct 4
Accept Robert's Rules of order as authority	Oct 4
Calendar Year set as business year	Oct 18
Dues payable on January 1 of each year	Oct 18
End trash pick up on November 15	Nov 1

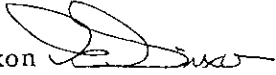
Motions Passed  
1987

Incorporate obligation for bonding of directors into the by laws	Feb 28
Provide grass cutting service for \$100 per year	Feb 28
Purchase tractor, trailer and tarp not to exceed \$3500.00	Feb 28
Treasurer would keep 25 checks payable to employees to provide for immediate issue upon receipt of hours worked from the manager in case checks were lost in mail	Mar 21
Accept bylaws	Mar 21
Advertise in newsletter for volunteers for road repair	Mar 21
Install electronic games and bumper pool table in Day Lodge	Mar 21
Contact an attorney to investigate assessment of contract with Water & Sewer District	Mar 21
Mowing of tall lots	Mar 21
Give manager \$40.00 per week vehicle allowance and install phone in home for Wildridge use and assume responsibility of all bills with exception of personal long distance	Mar 21

Association dues for 1987 will be \$30.00 per month for 10 months or \$300.00	Mar 21
Dues not paid by March 1, 1987 will be assessed a penalty of the lesser of \$13.50 or 18% annum. (1.5% monthly) The penalty will increase by 1.5% every portion of a month remaining past due.	Mar 21
Purchase metal storage building 10 X 16 not to exceed \$300.00	Apr 11
Lock Day Lodge at 11 PM every day	Apr 11
Hire 2 mature pool attendants with CPR training	Apr 11
Purchase of 12 X 18 pole barn for \$750	Apr 11
More than one person should take care of money collection from the machines and any board member could accompany manager in this collection	May 2
Any tree on common grounds deemed to be potentially hazardous will be cut by the association after obtaining 2 bids	June 6
A survey of entire park will be done to assess all hazardous trees, if found on lot owners property they will be advised of responsibility to remove	June 6
Manager's hours: 8 – 4:30 PM Wed. – Saturday with 30 minute lunch and 12:30 – 4:30 Sunday and Tuesday	June 6
Final effort on collecting unpaid dues	July 11
Procure ULV ID Tags and accept revised regulations	July 11
Hire second maintenance person	July 11
Vending machine company will be advised not to count money from vending machines and games until a representative of Wildridge Association (any director, manager or gurard) is present for verification of date, time and amount collected.	July 25

Manager will be invited to attend meetings early with the agenda to include items involving his position to be covered first	Aug 1
Employee disciplinary actions should be first verbal, second written warning, third dismissal and should be reported to the board in writing immediately	Aug 1
Accept relinquishment of lot 314	Aug 1
ULV tags will cost \$1.00 per vehicle per year	Aug 1
Purchase of new mowing equipment not to exceed \$4000	Aug 1
Procedure to handle member suggestions	Aug 1
Accept Eli Snelling's offer to locate dumpsters on his property	Aug 1
Allocate 50% of income from games in this year to Social Committee	Aug 1
Year end employee bonus	Aug 29
Install 2 additional security lights	Aug 29
Electric turn on in winter	Aug 29
Common grounds restricted during Quiet Hour	Aug 29
Extra security for holiday weekends	Aug 29
Purchase of 6 doors with deadbolt locks	Oct 3
Overhaul of pool pump	Oct 3
Liens for delinquent dues	Oct 3

TO: Wildridge Association  
Board of Directors

FROM: R. Dixon 

SUBJECT: Board Meeting on Feb. 28, 1987

DATE: February 19, 1987

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A board meeting is being scheduled for 10:00 a.m. on 2-28-1987. Attached is the agenda for that meeting.

On 1-31-87 I signed the Articles of Incorporation and they were filed with the Secretary of State. Although I don't have a copy yet, our attorney states that they have been approved. On 2-3-87 J. Cook turned over the bank account to the association, which I accepted. On 2-4-87 K. Burge and I opened our account at the Dubois County Bank at the Celestine Branch. Ken and I have worked out initial procedures for handling the weekly payroll and all monthly bills.

There are a number of issues we will need to resolve at this Directors Meeting. We will want to vote on Items 1,2,3 and discuss Item 4.

1. **Insurance** - No insurance coverage has been carried on the buildings the association now owns. Insuring them for their replacement: Day Lodge \$50,000 and \$7,000 for content; \$45,000 Bath House including Pool Equipment, Filters, etc.; \$2,000 Miscellaneous Equipment; \$9,000 Shelter House with \$1,000 for tables, misc. and \$2,000 for the Guard House. The liability coverage would be for \$1,000,000, personal liability, slander, etc. and \$5,000/person accident coverage. This coverage would run \$1682/yr.

**Workmens Compensation Insurance** - Required by employers for their employees will cost approximately \$552 per year based on our current payroll. This could change with a payroll audit.

The total package for insurance would run \$2234/yr.

2. **Park Model RV Trailers** - The Cook Brothers, at times, limited the size of pull outs on park model trailers. We have lease holders interested in installing 5' pull out trailers vs the older 3' type.
3. **Grass Cutting** - Two questions need to be resolved relative to grass cutting during 1987.
  - (1) How much can we afford to spend on a tractor/lawn mower and where can we store it?
  - (2) Does the association want to go into the lawn cutting business? (Assuming we can break even and/or offset costs of equipment, cutting association grounds and unmaintained lots.)
4. **Financial Status** - After you review the January Operating Summary it should be apparent that:
  - a. If we had not collected annual fees in January, we would be out of funds today.

- b. There are three major areas where we have significant monthly costs that we must attempt to reduce:
- (1) Electric - which is running \$1500 - \$2000 per month during winter months.
  - (2) Sewer and Water - which is over \$5,000 per month.
  - (3) Wages - which amount to \$3,000 to \$3,700 in winter months.
- c. If we don't make some drastic changes - we may have to have a special assessment by year-end and increase the annual fees in 1987.

I think we need to be prepared to go to the association membership in June to allow them to vote on numerous alternatives that would have a financial impact. i.e.: Raise the annual fees or cut the service; such as, eliminating guards during some shifts, turn electricity completely off to all lots from Nov. 15 to Mar. 15, etc.

A large number of leaseholders have not paid their annual fees yet and some have paid them short. K. Burge is mailing dunning letters to these individuals this week. Next year we may want to consider a late charge.

Please bring any additional questions or problems you can think of to the meeting for discussion.

I look forward to seeing you all at the meeting on 2-28-87.

RD:jd

AGENDA FOR BOARD OF DIRECTORS MEETING 2-28-87

1. Incorporation - Transfer of Assets to Association
2. Financial Report
3. Insurance
4. Garden Tractor - Grass Cutting
5. Planned Security Lights
6. Park Model Trailers
7. Spring Cleaning - Painting & Fixing
8. Potholes - Hot/Cold Patch
9. Newsletter
10. Suggestion Box/Complaints
11. Miscellaneous Items

WILDRIDGE RV RESORTS

OPERATING STATEMENT-

JANUARY, 1987

EXPENSES PAID DURING JANUARY, 1987:

Repairs	\$ 2.75
Electric Bill	1,846.19
Sewer Bill	4,740.60 - Ed to reg. copy Item 4
Water Bill	568.28
Trash Pick Up (Dec.)	50.00
Contract Labor (Desire Riley)	250.00
Rec. Area Supplies	17.88
Telephone (Includes pay-phone)	97.37
Security Wages (gross) (5 pay-days)	2,474.00
Manager's Wages (gross)(5 pay-days)	1,250.00
Bank Charges	2.40
Secretary of State (License)	26.00
Unemployment Taxes (Federal and Indiana)	<u>359.15</u>

TOTAL:

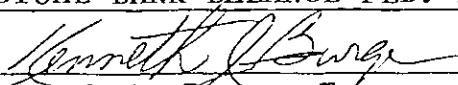
\$ 11,684.62

BANK ACCOUNT:

Balance 1-1-87	\$ 11,765.82
Deposits Jan., 1987 (no break-down)	95,955.89
Interest Income (Dec. \$ 79.79 & Jan. \$ 314.12)	<u>393.91</u>
<u>TOTAL TO ACCOUNT FOR:</u>	\$ 108,115.62

Expenses During Jan. (above)	<u>11,684.62</u>
REMAINING:	\$ 96,431.00
Taxes withheld from employees still in bank account	<u>573.82</u>

ACTUAL BANK BALANCE FEB. 1, 1987: \$ 97,004.82

  
Kenneth J. Burge, Treasurer  
Feb. 11, 1987

February 28, 1987

The regular stated meetings of Wildridge Association Board of Directors for January and February having been postponed for completion of legal matters regarding transition from Nashville Company, we held a called meeting on Saturday, February 28, 1987 at 10:00 a.m. in the Day Lodge. Since the present directors have agreed to serve as an interim board until the transition is finalized and another election can be held, the meeting was called to order by Rick Dixon, president.

The Articles of Incorporation have been completed and filed with the State of Indiana, Office of the Secretary of State, on February 3, 1987. This action has established that The Wildridge Association, Inc. is the legal name of our entity, which has been incorporated as a "NOT-FOR PROFIT" corporation, to be taxed as such by the State of Indiana and the Internal Revenue Service. It was agreed that a copy of the Articles of Incorporation will be plastic-covered and posted on the Day Lodge bulletin board for the benefit of members who may want to read them. Ed Kersage was instructed to see to this posting.

We were advised that the attorney, Mr. Thom, had charged us \$250.00 (two hundred fifty dollars) for his services thus far, and that we would therefore use his services only when necessary in future. Rick will see that the corrections to the Bill of Rights be made and that they will also be posted on the Day Lodge bulletin board. These corrections were agreed upon in the December meeting.

Ed Kersage was advised that the services of the office girl, Denise Riley, would no longer be needed, and she was paid and dismissed. Rick and Ken Burge have been working diligently on the budget, and Denise's dismissal will save us \$50.00 weekly. The present method of payment of payroll will be changed as soon as possible, to save us the \$10.00 weekly that we are now paying the bank for this service.

Rick advised us that there has been no insurance coverage on the property at Wildridge, nor has there been any liability, bonding or workmen's compensation coverage. He, therefore, had looked into the coverages necessary and possible, and the costs thereof. We agreed that his quotation from Farm Bureau Insurance in Paoli was the best offered, and motion by Clarence Switzer, second by Rosie Minyard that Rick get this policy in force as soon as possible.

Harold again brought up the subject of taxation of personal property improvements to the real estate. We agreed, and Ed was instructed, to provide the County Assessor with a list of the names and addresses of members, by lot, since the Association will not be responsible for assessment nor

collection of taxes. The Association is responsible for taxation of the Association property only, which includes our recreational and service buildings and grounds and the acreage leased to members. The assessment should be made on March 1, and billing is the responsibility of the Crawford County Treasurer.

Since utilities are a major budget problem, we had a lengthy discussion in this regard. Ed was instructed to check for any possible water leaks and to contact the water/sewage company to determine the length of the contract for \$6.50 per month per lot. Rick understood that this contract was made in order to finance the construction of the lift station, and should be terminated or renegotiated when construction costs have been satisfied. We will be advised at the next meeting.

Electric is another major item, which we will be able to handle with the present dues if we can cut the expenses in other areas enough. Ed was instructed to contact the Electric Co. to ascertain whether the security lights are connected with the general electricity, and if so, they need to be placed on a separate meter. He was also instructed to have the three new security lights installed, as previously decided, and to have the Day Lodge connected to its own meter.

In order to maintain good personell at the lowest possible cost, we will all give some thought to job descriptions and pesonell procedures. Rosie suggested a resident manager or caretaker in order to alleviate some shift and seasonal personell problems. This would involve purchase of a properly located lot and a park model RV, and Rosie was appointed to look into the probable cost of this, and report as soon as possible.

Clarence suggested that security be checked out randomly by each of us, and that our visits be recorded as to time and date. He further recommended that the guards be expected to maintain duty logs in order that they can tell us where they are if we need them, and where they were if we haven't located them.

Farm Bureau Insurance submitted a letter which Rick had understood one way, and we understood it another, in regard to the cost of bonding directors and employees handling money. It was assumed that the cost is \$510.00 per year for a total liability of \$250,000.00 for 3-5 persons handling. This would include two signatures on each check, two persons present for opening of safety deposit box and one person endorsements on deposits. The insurance company puts the designation of responsibility on the bond in order to provide constant and consistent cross-checks on each other. Rosie made the motion that we accept this bid and incorporate the obligation for bonding and cross-check procedure into the

by-laws. Karl seconded the motion, but the vote was tabled until next month for clarification of cost.

Clarence made the motion, with Jerry's second, that we provide the grass cutting of lots for \$100.00 per lot per year, and that we hire one maintenance man full time who will be responsible for this, as well assisting with other duties as needed when available. This passed unanimously.

In order to cut grass, we need mowing equipment, so Clarence moved, and Jerry seconded, a motion that Karl be responsible for purchase of a tractor, trailer and tarp for no more that \$3500.00 including sales tax.

Jerry asked for a ruling as to whether we would allow park model RV's that are 12 feet wide after pull-outs or with pull-outs 5 feet wide. Apparently the Cooks were inconsistent in their ruling in this matter. This subject was tabled until later, since we will have many rule changes and additions after the budget problems are worked out.

We agreed unanimously that Ed should open a charge account at Betz Lumber Co. and that he begin purchasing the necessary supplies for clean-up, paint-up and fix-up before opening. He was further instructed to begin pricing doors for the bath house.

Ed was instructed to help Karl to get estimates of costs for roadway repairs, bearing in mind that there are several methods of patching, which is what we want to do at this time. We may need to use volunteers for this job this year.

Rosie was instructed to get the newsletter out as soon as possible, with the rough draft available by March 14. Directors were instructed to submit their suggestions to her immediately if they are to be included.

The suggestion box was opened, and most of the communications were questions regarding the dues date and other points of confusion. Some were notes of thanks and commendation for the work we have done thus far. Rick and Rosie will read and respond to these individually. There was one complaint about wash-out, which will be put with the others for our addressing of the total ditch/roadway problem.

Open meeting will be June 13, with ballots and proxy cards sent out previously. Next board meeting Saturday, March 21 at 10:00 a.m. in the Day Lodge.

Meeting adjourned.

Respectfully submitted,

*Rosie Minyard*  
Sec.

AGENDA FOR BOD MEETING ON 3-21-87

INDIVIDUAL RESPONSIBLE	ITEM
R. Minyard	1. Review/vote on minutes from 2-28-1987 meeting
R. Dixon	2. Association by-laws/revisions
K. Burge	3. Weekly payroll handling
R. Dixon	4. Insurance and bonding
E. Kersage	5. <u>Report On</u> <ul style="list-style-type: none"><li>- Crawford County Treasurer assessment visit ✓</li><li>- Water leakage problems ✓</li><li>- Installation of security lights and their electric consumption ✓</li><li>- Establishing of shift security logs ✓</li><li>- Estimates for road repairs (pot holes)</li></ul>
R. Dixon	6. Patoka Lake water and sewer district contract(s) or liabilities thereto of Wildridge Association
K. Boehm	7. <u>Grass Cutting for 1987</u> <ul style="list-style-type: none"><li>- Problems with \$100 fee and other competition (review recent problem)</li><li>- New lawnmower purchase</li></ul>
R. Minyard	8. Status of Newsletter
R. Minyard/ R. Dixon	9. Letters to leaseholders
K. Burge	10. <u>Financial Update</u> <ul style="list-style-type: none"><li>- Review financial situation</li><li>- Review status of leaseholders that haven't paid annual dues</li><li>- Review budget restrictions vs potential increases in personnel and/or wages</li></ul>
Open	11. Annual Open Meeting June 13, 1987
Open	12. Other miscellaneous items

March 21, 1987

The called meeting of the Interim Board of Directors of Wildridge Association, Inc. was called to order by Rick Dixon, president, at 10 a.m. Saturday, March 21, 1987 in the Day Lodge. Ken Burge made motion to accept minutes of Feb. 28 meeting as submitted--second by Clarence Switzer--passed.

It was reported that paychecks were to have been picked up by employees on Friday, March 20, but they have not yet been received by the office. Ken Burge stated that this is the first week that he has been able to get them written and mailed early, and this is the first week they have not been received by Friday. He agreed to look into the delay, but as a remedy to the problem, he and Rick would re-issue checks for the employees today, rather than further delay their pay while he investigates. It was agreed that in future, there would be twenty-five checks payable to employees, signed by the president (presently Rick Dixon), and kept in the possession of the treasurer (presently Ken Burge), to provide for immediate issue upon receipt of hours worked report from the manager. Motion to accept this procedure was made by Karl Boehm and second by Clarence Switzer, and was carried by unanimous vote except Rick, Ken and Jerry Dalton, who abstained due to their eligibility to sign checks.

By-laws were submitted for approval by Rick Dixon, who had already made a few changes. These included the change of terminology from "shareholders" to "leaseholders", since we do not have stock issued in shares but lot leases establish interest and rights in the corporation. He also changed the references to Chairman and Vice Chairman to President and Vice President, since this is an association rather than an income-producing corporation.

It was recommended that we extend the length of time allowed for preparation, mailing and delivery of meeting notification and ballots. Motion made by Clarence, second by Ken, that Article II "Membership" Section 2 "Fixing of Record Dates", be changed to read: [Each leaseholder of record on the THIRTIETH day prior to the annual meeting will be entitled to one vote for each real estate lease or lot owned by the leaseholder contingent on voting restrictions]. The only change herein is the word THIRTIETH which had previously been FOURTEENTH. This motion was passed.

The motion to accept the by-laws as revised was made by Clarence Switzer and second was by Karl Boehm. Passed unanimously.

Ed Kersage announced that the insurance binders have been received by the office, and that Rick Dixon, Ken Burge, Jerry Dalton and Ed Kersage have been bonded.

Ed stated that the Crawford County Assessor had been out and had toured the entire resort with him. We have been assured that each leaseholder will be sent a letter and assessment form to be filed to include all improvements to his lot. Improvements include anything on the lot except the actual land and the gravel driveway with pad, which are included in the real estate assessment.

We have attempted a total water turn-on, but found numerous water leaks, which were costing us approximately 1000 gallons per hour during the turn-on process. Rosie was called and in turn called Rick before instructing the workers to shut off all except the day lodge until the leaks could be stopped. Most of them have been eliminated, and water is available and being turned on for each lot as requested.

It has been determined that we need to make some major repairs in the water system soon, and that the leaseholders need to be advised that they must NOT build structures or place campers over utility or water lines.

The security lights have been installed and are now in use. There are a total of 31 security lights working at the present time--28 original lights and 3 new ones. The new lights do by-pass the electric meter and cost us \$5.75 plus tax per month for each light.

Utility costs are prohibitive and must be decreased if we are to keep dues down. Problems and alternatives in this regard will be discussed during the summer.

Ed showed us his work logs from the various employees, and we requested that a standard work log form be used by each employee. Clarence agreed to help get that underway.

Estimates of costs for road repairs were prohibitive at \$24.00 per hour plus \$30.50 per ton for mix. Karl made motion, second by Clarence, that we advertise in the newsletter for volunteers for road repair labor and tools, with the weekends of May 16 and/or May 23 set aside as a ASSOCIATION COOPERATION WEEK. The motion passed, and further discussion brought out the need for building a storage building for the mower and other tools and equipment. We decided that we will advertise for volunteers not interested in helping with road repairs might be able to help us with a "barn-raising". Besides laborers, we will need tools for whatever project they plan to work on. Roadbuilders need brooms, shovels, tampers, rollers, buckets, etc.; while barn-raisers will need their own hammers, pliers, screw-drivers, levels, planes, saws, etc.

Karl made a motion, second by Clarence, to install whatever electronic games we have room for on one wall of the main room of the Day Lodge, plus a bumper pool table. These games

will require coins and the Association will receive 50% of the total income, with the company maintaining and servicing them. Motion passed with 6 for and 1 against.

Fence bids are in, with a bid of \$35,000.00 from David Shuller and \$42,000.00 from Willis Fence Co. We decided to table this until a later date so we may consider feasibility. At the present time, it doesn't seem feasible and certainly not within our financial means.

Ed stated that he and the maintenance men have no tools with which to work. They need hammers, saws, drills, etc., and Ed was advised to purchase these small tools as needed on the charge account at Betz Lumber Co.

Rick showed us the contract between The Nashville Company and the Water & Sewer District which is costing us so much money (\$4,634.50 per month). Rick suggested that we should attempt to adjust this minimum fee even at the possible expense of hiring a lawyer. It was agreed that we should do this, but with a lawyer other than Gerald Thom who set up the corporation. Ken made motion, second by Clarence and carried unanimously, that we "contact an attorney other than Gerald Thom, to investigate the potential difference in the present assessment and the assessment if the contract were paid off, prior to negotiation with the Water & Sewer District"

Karl showed us the receipts for the mowing equipment, which total \$3,459.75 including tax. The tractor was \$3,125.00, the trailer \$170.00 and tax was \$164.75. This brought up the subject of a problem that has arisen regarding our charge of \$100.00 per year per lot for grass cutting, and a motion to reconsider our motion of Feb. 28, 1987, and that the price be changed to \$75.00 per year per lot. Karl made the motion and Ken seconded. It passed unanimously.

Clarence made motion with second by Harold, that if leaseholder does not contract with us to cut his lot, and grass gets overgrown and unsightly, we will mow the lot and bill the leaseholder. This action will be preceded by notice to leaseholder that if his grass is not cut within 14 days of the date of the notice, then his grass will be cut by the Association and he will be billed \$15.00 per cutting or he may contract for the service for \$75.00 for the remainder of the year. This motion passed unanimously.

We discussed the official opening, which will be April 1, at which time summer hours for the employees will begin. The pool will be open from Memorial Day to Labor Day, with hours to be discussed later.

Since the Bath House will have to be opened by April 1, Ed was instructed to purchase and install steel doors with steel frames for durability. Ed was asked to leave the meeting

*were to check prices*

while we discussed the employment problems. Both Ed and Mike have asked for increases in pay and job descriptions. Ken made a motion to give Ed a vehicle allowance of \$40.00 per week since he uses his own vehicle. Clarence was second to this motion, and during the discussion, Rosie pointed out that Ed cannot be reached for some emergency decisions, and that this should be his responsibility. The motion was amended to include the vehicle allowance as well as installation of a telephone in Ed's home for which the Association would assume responsibility for all bills except his personal use long distance fees. The motion passed.

Mike Smith is upset because he was transferred from maintenance to security, with a decrease in pay from \$4.75 @ hour to \$4.00 @ hour. He has asked for transfer back to maintenance at \$5.00 @ hour. We agreed to make him a "Utility Man" to work wherever needed whenever needed during his 40 hours weekly, at \$4.75 @ hour. This is to include lawn work, maintenance, security, janitorial, or whatever the manager needs him to do at the time.

The employee named Steve works on Sundays as a relief man, and he will be kept on at \$4.00 @ hour. There will be security guards on duty AT THE GATEHOUSE between the hours of 8 a.m. and Midnight beginning April 1. If another maintenance/lawn-care employee is needed, he will be hired at \$4.25 @ hour to start.

We were advised that our insurance does not require us to have lifeguards, but the Board agrees that we need to have adult supervision of the pool when it is open. These pool employees will be hired before pool opening.

Rosie was instructed to get the newsletter out as soon as possible, hopefully before next Saturday. Rick agreed to carry it to camp if he gets it by Friday afternoon.

Meeting was adjourned at 2:10 p.m.

MAKE A MOTION: ASSOCIATION DUES FOR 1987 WILL BE \$30.00 PER MONTH. THIS WILL BE PRORATED BEGINNING MARCH 1, 1987 THROUGH DECEMBER 31, 1987, A TOTAL OF 10 MONTHS OR \$300.00. THESE WERE DUE MARCH 1, 1987. ALL MEMBERS WHO HAVE ALREADY PAID THE \$300.00 WILL NOT BE SENT ANY ADDITIONAL BILL. HOWEVER, THOSE WHO HAVE NOT PAID OR WHO HAVE PAID LESS THAN THE \$300.00 WILL BE SENT A DUE BILL FOR THE AMOUNT STILL OWED.

1988 DUES WILL BE SET BY THE BOARD OF DIRECTORS IN THE FALL OF 1987.

MOTION: PENALTY FOR PAYING LATE: FOR 1987, ANY MEMBER NOT PAYING THEIR DUES BY MAY 1, 1987 WILL OWE A PENALTY OF THE LESSER OF \$13.50 OR 18% PER ANNUM (1.5% PER MONTH) OF THE BALANCE OWED. THIS PENALTY WILL INCREASE BY 18% PER ANNUM FOR EVERY PORTION OF A MONTH THE DUES ARE STILL OWED.

Wildridge Association, Inc.  
Agenda For Board of Directors Meeting on 4/11/87

The following is the planned agenda for our board meeting this Saturday at 10:00 a.m.:

<u>Board Members</u>	<u>SUBJECT</u>
R. Minyard	1. Approval of March 21, 1987 minutes.
K. Burge	2. Financial report and review.
R. Dixon	3. Update of sewer situation - potential legal action.
open	4. Road repair/barnraising May 16/May 23, 1987 committee assignments.
open	5. Annual lease holders meeting - committee assignments from BOD member committee: <ul style="list-style-type: none"><li>a. Voting/registration</li><li>b. Meeting coordinaton/questions</li><li>c. Refreshments/clean up</li></ul>
open	6. <u>Round table discussion by each board members of problems - action items they wish to address, or any suggestions they may have.</u>
E. Kersagg	7. Managers report.

April 11, 1987

The April meeting of Wildridge Association, Inc. Board of Directors was called to order by President Rick Dixon at 10a.m. Saturday, April 11, 1987 in the Day Lodge. All were present except Clarence Switzer.

The minutes of the March 21 meeting had been distributed and read, and Ed Kersage pointed out that he had not been instructed to purchase steel doors for the bath house, but that Jerry Dalton had agreed to look into cost and advise Ed what doors to get and where. This correction was noted and the minutes were approved as corrected.

Ken Burge reported that at the present time, we have received \$35,000.00 less revenue than we should have by now, and a discussion of the interest ensued. We decided that we will let the 1.5% (18% per annum), beginning March 1, stand for now and we will investigate what legal steps we can take after May 1, and make whatever changes necessary at our next meeting. All interest received will be held in escrow until further information is obtained.

Rick has contacted a lawyer, George Rehnquist, from Princeton, who is considering our problem with the Patoka Water and Sewer District. He showed us a copy of his notes from his conferences with the attorney and a copy of the letter requesting further investigation into the matter and information regarding fees if we are to pursue the matter. We were all in agreement that we have no recourse but to at least pursue the possibility of legal action.

Ed and Harold agreed to use Ed's truck to obtain a small load of cold mix for pothole repair and attempt the job to see just what is involved and how we should proceed with this project. There are, at this time, very few volunteers.

Karl was appointed to chair the storage building project, and he prefers that we purchase a metal building kit. After much discussion, Rosie made motion that Karl purchase a kit for a metal building with anchors, no less than 10 feet x 16 feet and for a price somewhere in the neighborhood of \$300.00. Ken was second, and the motion passed unanimously.

The annual leaseholders' meeting scheduled for Saturday, June 13 at 10 a.m. was discussed. Rick has arranged with Muzak to supply us with a public address system. We agreed that we will conduct a regular board meeting, followed by questions submitted by leaseholders. These will be written down and read by the committee volunteers. Each director is to submit two names of volunteers from their Wildridge area (neighborhood) whose names may be drawn to serve on one of the meeting committees. These, along with the questions and problems that we have received verbally since the first of year, are to be presented at the next board meeting.

Ed was excused from the meeting, and Rick asked for an open round table discussion regarding problems or requests we each might have or have heard about or been presented with as directors. Most of these problems were centered around the employees, their payroll and their job descriptions. We agreed to provide written job descriptions for each position, in the hope that when the employees knew what was expected of them, they would do the job. Karl brought up the large sewer behind four campers in the back section, which he thinks there is a solution for. Harold made motion we close and lock the Day Lodge at 11 p.m. every day, Karl was second and motion passed unanimously. Harold pointed out that although he thinks, and others agreed, that Ed should be able to see things that need to be done, such as clean-up jobs and small repair jobs, we would include these in a job description. He also said the lock on the double-doors to the game room was broken and needed repair. Rosie brought up the fact that there are some minor problems now with game equipment, and would probably be more. She suggested that, as equipment depreciates fully or disappears, we might have individuals provide their own.

We agreed that Ed should log out when he is leaving the grounds, with the guard knowing where he has gone and approximate time of return; will be allowed compensatory time for any overtime worked, but will be expected to schedule this in advance with Rick; will provide Rosie and Jerry each with a key to the suggestion box in order that it may remain locked until Rosie arrives for the meeting so she may review and compile a summary of the suggestions to present (Jerry will provide key at start of meeting if Rosie is absent), and should be able to notice and take care of whatever needs to be done such as clean-up, repairs, supply replacements, etc., and that he should let us know when anything needs to be done that he is not equipped to do.

On Ed's return to the meeting, the above items were covered with him, and he was agreeable. He stated that he has hired a maintenance man to start Monday. Ken asked Ed about the toilet tissue roll covers, and Ed had not been able to obtain adequate information yet. Rick agreed to look into it for him, also. Karl and Ed agreed to work together in an effort to obtain a cost estimate for the job of holding the back sewer.

Ken announced that garbage collection fee has increased to \$400.00 monthly, and Harold stated that there may soon be another company providing this service that will want to bid for our garbage. We agreed that we are open for all bids.

We were told that the man who solicited the grass cutting has really limited the number of lawn contracts we have, which at present is only 6. This problem will cost us money, and the

money is just part of the problem. There is no liability coverage for any commercial entity working within this private property unless they carry it themselves. We cannot permit entrance to this commercial grass cutter unless he has evidence of liability insurance covering the neighbors, the neighbors property and the Association property, in the event of objects being thrown from the mower, accidents resulting from the mower turning over or running free, or whatever other freak accident might occur. If the leaseholder provided the grass cutter with a key card and a guest pass, then he must assume the responsibility for all these, plus any other, problems which may arise. The Association has purchased insurance to cover these problems only for our own employees or leaseholders working within these grounds. The guards are to be instructed to refuse admission to any commercial grass cutter unless proper signatures are obtained. If the grass cutter has a key card, he is to reveal to the guard how he obtained it, including name and lot number, whom we will contact. In this case, Ed should be notified to admit or refuse him.

Next meeting will be Saturday, May 2, 10 a.m. Day Lodge.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Rosie Minyard".

Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION - BOARD OF DIRECTORS

AGENDA FOR SATURDAY - MAY 2, 1987

- |                         |                                                                |
|-------------------------|----------------------------------------------------------------|
| R. Minyard              | 1. Minutes from previous meeting.                              |
| K. Burge/<br>R. Dixon   | 2. Report on finanacial position - projects - salary expense.  |
| R. Dixon                | 3. Update on sewer status and RR Centers request.              |
| K. Boehm/<br>J. Dalton  | 4. Status of shed vs pole building for association equipment.  |
| K. Boehm/<br>E. Kersage | 5. Status of grass cutting project.                            |
| H. Daum/<br>E. Kersage  | 6. Status of sample repair to potholes with cold mix.          |
| Open                    | 7. Annual Membership Meeting June 13, 1987                     |
|                         | a. Board of Director Volunteers                                |
|                         | b. Board of Director Sample Questions<br>(Rules & Regulations) |
|                         | c. Review Voting Ballot/Wording/Logistics                      |
|                         | d. Review Membership Survey - Modify As Required               |
|                         | e. Volunteer Meeting, Saturday May 9, 1987 at 10:00 A.M.       |
|                         | f. Logistics for Meeting                                       |
| Open                    | 8. Open Discussions from Board                                 |

WILDRIDGE BOARD OF DIRECTORS

R. DIXON  
4-29-87

1. Agenda for Sat. 5-2-87 Meeting
2. Potential material to be mailed by 5-13-87 for Open Member Meeting on June 13, 1987

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In accordance with the bylaws, we must mail the Voting Ballots by 5-13-87. That means we must finalize this material on 5-2-87 and review it with a Member Committee on 5-9-87.

Attached are the following for your review prior to our meeting on 5-2-87.

1. Agenda for Board Meeting
2. Mailing for Membership Meeting (which will have to be printed)
  - a. Voting Ballot
  - b. Question Form (for submitting at Open Meeting)
  - c. Critical Survey Poll (to be answered and returned by each member)

Please review the above and be prepared to recommend any changes deemed necessary at our meeting.

RD:jd

May 2, 1987

The regular meeting of Wildridge Association, Inc. was held at the Day Lodge Saturday, May 2, 1987.

Called to order at 10:00 a.m. by President Rick Dixon, we were advised that all were present except Ken Burge, Treas., who had submitted his treasurer's report which was accepted as reported and filed for audit. There are presently 100 unpaid members.

Mrs. Ray Leonard has asked to volunteer for whatever positions we need help with, and we agreed to ask her to chair the volunteer recruitment for us. She was unanimously appointed volunteer chairman, and as such we will in future attempt to contact her for volunteers as needed.

A lengthy discussion regarding pool attendants resulted in a decision to have Ed attempt to hire two mature attendants who have had CPR training, if possible, and if he is unable to do so, then he is to place an advertisement in one newspaper in Jasper, French Lick and Crawford Co. Motion by Clarence, second by Karl.

Rick read a letter from Ron Cook which stated that R & E Centers want to tap into our sewer system for a tap-in fee, and Nashville Co. would recommend that we agree to this. We agreed that we should charge a tap-in fee plus a monthly fee to provide some relief from the current lift station obligation. Rick will look into this matter further and write a response based on information obtained regarding legality and liability involved.

Karl reported that he had been called off the storage building job by Ed, and fortunately he had not yet contracted for purchase of the metal building called for in the April minutes. Ed reported that his action was a result of Jerry having obtained an agreement with a leaseholder to erect a 12' x 18' pole barn for a total cost of \$750.00, and place it on skids so we may move it later if we choose. This building will be complete except for floor. Karl made the motion to relieve him of responsibility as project chairman and go ahead with the purchase of the pole barn. Clarence second. Passed.

Rosie was instructed to prepare a form letter for use by the office when advising leaseholders that grass will be cut by Association if not done by them within 10 days from the date of the letter. Ed was instructed to send this letter as soon as the lot becomes unsightly, since grass is growing so fast we cannot allow too much time before cutting.

Harold reported that he and Ed completed the potholes from the gate to the recreation area in approximately 3-1/2 hours.

It took 1/2 ton of cold mix for that much area. Ed, Harold, Jerry and Clarence will meet to plan and arrange for the May 16 road repair project.

Rick assigned each of us to contact people who haven't yet been contacted to work the June 13 meeting as volunteers.

Ed reported that he is still getting complaints, one very emphatic, about the location of the dumpsters. We agreed that we need to make some arrangements to alleviate this problem permanently, and Ed was instructed to attend the meeting of the Crawford Co. Commissioners on Monday, May 4, at the Courthouse in English. He was instructed make every effort to obtain some assistance from the County, since we are rather large taxpayers in Crawford County and request and receive very little return.

Ed was instructed to have the maintenance personell to move every available chair to the shelter house and place them in rows before 9 a.m. on June 13. They are also to be available throughout the open meeting for the purpose of providing whatever services the board and members need.

Ed reported that he received a call regarding the rent for the space on which one of the Wildridge roadside signs is located. We agreed to refuse any responsibility or liability for these signs, since they belong to Nashville Co.

Harold made motion, Jerry second, that more than one person should take care of money collection from the machines, and that we should authorize any board member to accompany Ed or another board member whenever machines are unlocked. Passed.

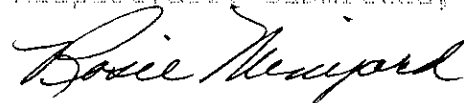
Ed has been unable to arrange for coin-operated ice machines. He is to contact Goff Refrigeration in Bedford or Cosner Ice Co.

Volunteer meeting, May 9, 10 a.m., will require a quorum (4) board members present in event of questions or problems needing decisions. We were reminded to get our lists of suggested problem areas to Rick immediately.

Next called Board meeting will be May 23, 10:00 a.m.

Meeting adjourned.

Respectfully submitted,



Rosie Minyard, Sec.

May 23, 1987

The called meeting of the Interim Board of Directors of Wildridge Association, Inc. was called to order at 10 a.m. Saturday, May 23, 1987 at the Day Lodge by President Rick Dixon. All were present except Ken Burge, Treasurer, who had submitted his report.

Those present agreed that they had received and read their minutes from the previous meeting, and they were approved as submitted.

Rick read Ken's Treasurer's Report. We are presently in fair condition with 93% of dues paid and taxes due were \$3800.00, which is \$200.00 less than anticipated in budget. Ken sent word that he will have a complete and detailed financial report available at the June 13 leaseholder meeting.

Clarence reported that the pot-hole repairs have proven to be holding up well and commended all who participated in our first volunteer project. It seems that everyone worked hard, but had fun doing it. Several people are to be sent personal thank-you notes as soon as names and addresses are made available. We are presently aware of Mr. & Mrs. Chester Cabage and Mrs. Pierson for providing beer and lemonade throughout the day; also Erick Kendall, Robert Stephens and Darlen Pinnick, all of whom are young men from French Lick who do not have lots at Wildridge but volunteered for the job. NEXT POT-HOLE REPAIR DATE (HOPEFULLY COMPLETION) IS MAY 30 AT 9 A.M.

Rick announced that we had best have our regularly scheduled June meeting on June 6, but at 8:30 a.m. instead of 10 a.m., due to the volunteer meeting at 10 a.m. He explained that, although we do not wish to interfere with the volunteers, they may need our help to provide assistance other than with sorting votes/questions/surveys. Minutes and Treasurer's Report from the June 6 meeting will be read at the June 13 meeting.

Under unfinished business, we discussed the gate problem and it was determined that we will need to obtain bids on the sign painting for signs to be attached to each side of each gate bar. These will say: "WARNING! GATE CLOSSES AFTER EACH VEHICLE---\$10.00 CHARGE IF GATE BROKEN", and Ed was instructed to obtain bids on these signs.

Rick suggested that the discussion of the complaints about the placement of the "12-sides" would be time-consuming and futile at this point, since he does not have ample documentation of the RV status of these models. Reference was made to the Feb. 28 minutes, indicating that although this subject was addressed, there was no decision and further discussion was tabled until budget matters satisfied. Jerry

suggested that the Feb. 28 minutes were in error, but that he had failed to correct them at the March meeting, when corrections were requested. Rick again asked that we hold this topic until there is time for Jerry to provide documentation as to the RV status so we may determine if they are to be permitted in this resort, which is specifically for Recreational Vehicles. We agreed to this unanimously.

Clarence reported that the game machines were broken into on Sunday, May 17, and that the owner declared this to be the fault of whoever had collected the money last, since they had obviously not been properly locked. Therefore, they would take care of any further action.

Since there have been several complaints regarding the appearance of the guards, and there was one complaint in the suggestion box regarding the absence from his post of guard Don Hardin for two hours on Thursday, May 7, Ed was instructed to discuss the dress with all guards. He informed us he had already reprimanded Don for the incidence referred to, and was assured it would not happen again. Guards are to wear shoes, shirts and jeans or slacks when on duty, and are to remain inside the gatehouse unless called away on an emergency requiring their assistance, at which time they will log out time of departure, location and nature of emergency, and time of return.

It was suggested that we look into the possibility of purchasing some type of uniform, even if only shirts or jackets, for the guards. Rick will look into costs and availability.

Next meeting is June 6 at 9:30 a.m. in Day Lodge.

Meeting adjourned.

*Rosie Mayard, Sec.*


# WildRidge

ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

TO: Wildridge Association Board of Directors  
Member Volunteers for June 13, 1987 Annual Meeting

FROM: R. Dixon 

SUBJECT: Meeting Held on May 9, 1987

DATE: May 14, 1987

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As you all know, we had our Volunteer Member Kickoff Meeting at 10:00 a.m. on May 9, 1987. In attendance were:

Board of Directors: Rosie Minyard, Karl Boehm, Jerry Dalton, Harold Daum, Clarence Switzer and Rick Dixon

Volunteer Members: Allen Wells (QC), Unity Rowe (QC), Claude Eckert (VR), Carol Gold (VR), Ray Rooze (VR), Marilyn Scholz (VR), Priscilla Stevens (VR), Ron Stevens (QC), Joyce Blakenbaker (QC) Mary Leonard (VR), and Herb Craney (VR).

Absent were: Ray Leonard (QC) and George Blankenbaker (VR)

The (VR) beside some names means that these individuals volunteered to work on the voting/registration committee to insure the authenticity, credibility and auditing of all transactions relating to the voting process. Anyone on this committee not involved in the voting process may help out as required. All of you will wear badges with your Name (VR), etc.

The (QC) beside your name indicates that you have volunteered to handle the pre-written questions at the Open Meeting. Your job will be simple -- but critical! You will also wear a badge and help out as required.

The Board of Directors and I would personally like to thank each of you for your time and efforts Saturday and your willingness to help out at our meeting on June 13. I think we have an excellent group and we are off to a good start.

Since we got a major part of the work done by 12:00 Saturday, most of you left to do other things. Rosie, Mary, Unity and I stayed until around 1:30 when we decided that Allen and Ed Kersage would be verifying and auditing the member mailing addresses for an extended period. I talked to Allen at 5:00 as he was leaving and Ed at 8:00 as he was leaving and as you can tell, it was a long day for these fellows. Rosie, Mary and Unity came back at 6:00 p.m., completed affixing labels, and we took all envelopes, extra paperwork to Mary Leonard's trailer for her and Unity Rowe to stamp envelopes with the bulk stamp permit number. On Tuesday, May 12, Mary worked with Ed Kersage getting our ballots out and in the mail.

Thanks to the volunteer members, we completed this major task under supervision and control of the volunteer members, from prepacked, printed forms to the U.S. Mail.

Again, we appreciate all your help and look forward to seeing you at 10:00 a.m. on June 6, 1987. At this time, we will finalize the procedures to be used at the Open Meeting and answer any last minute questions anyone may have.

RD:jd

June 6, 1987

The regular stated meeting of Wildridge Association, Inc. Board of Directors was called to order at 8:35a.m. on Saturday, June 6, 1987, with all directors present except treasurer Ken Burge, who was working and sent his report by the president. The minutes were approved as submitted and read.

Rick announced that Ken had advised him that two more lots have contracted with us, and paid for, grass cutting for this season. Ed was instructed that money must be collected from machines weekly by him accompanied by any director.

The lady whose tree fell on her last Saturday died as the result of multiple injuries and internal bleeding. Clarence stated that it is possible that she might have lived if we could have gotten Skycare, but they were called and were unable to fly due to the weather. Clarence advised us that the English Life Squad had been called and that Mrs. Green had been taken to the Orange County Hospital. He suggested that in any emergency, we should contact the Indiana State Police Post at Jasper, who would contact the most immediate available service. Since Clarence has agreed to serve as our Security Chairman, he will clarify the various agencies' availability and willingness to accept our calls.

In regard to dead trees and potentially hazardous trees, motion that "Any tree located on common ground deemed to be potentially hazardous will be cut by the Association administration after two bids have been obtained" was passed. Jerry's motion, Clarence second.

This was followed by a motion that "A survey of the total resort be conducted to locate the potentially hazardous trees, and those located on leased lots should be listed and the leaseholder (lot owner) notified of their responsibility and liability therefor". Motion by Clarence, Karl second, passed. Ed was instructed to begin this survey immediately and to obtain the necessary two estimates.

The road repairs have gone well, but it is understood that this type repair is temporary alleviate rather than a solution to the road problems. Ed was instructed to obtain bids on Chip and Seal or Blacktop resurfacing for the entire roadway system. Clarence reported that his road repair expense included \$20.00 truck use and \$10.00 for gas.

Clarence has had the signs painted and they have been put up. This project included 9 signs that cost \$160.00. This included the lumber and painting of 7 signs, with two painted free of charge.

Since Clarence is Security Chairman, and we are receiving a

lot of verbal criticism about the guards, he will provide suggested job descriptions, dress codes, etc. at the next meeting.

The question of how many magnetic key-cards each lot owner should be given, since the Docks were inconsistent about this. Rosie made the motion that "Each leaseholder (lot owner) should be provided 3 magnetic key-cards at time of signing their lease; and any cards purchased for \$5.00 each after the original 3 should be obtained only after listing the card-holder's name, address and relationship to leaseholder and leaseholder's signature assuming responsibility there-for being accepted in writing". This motion was tabled for consideration after the open meeting.

Rosie announced that Winfred & Maxine Steves had donated \$25.00 due to their physical inability to assist with the volunteer projects. This was accepted with appreciation and they will be thanked with the other volunteers at the meeting.

The remainder of the meeting was spent on the Open Meeting Agenda:

The agenda submitted by Rick was accepted generally, but with a few minor changes or additions and clarifications.

Out of respect for those who do not profess the Christian Faith, we agreed that we will have a moment of SILENCE in lieu of a spoken invocation, and that we will ask that those members we have lost in the past year be remembered.

When project volunteers stand, they are to be asked to give their name to a specified volunteer (Joyce Rooka) who will provide their names and addresses and lot numbers to the secretary for the record.

We agreed that rather than to have the secretary read the minutes of just one board meeting, we would replace "reading of minutes of previous meeting" with "secretary's report". It was suggested that the board's detailed minutes are available in the office for the membership to read if they so desire, and that it is necessary that we establish a separate record of activity and conduct for the annual Meeting, or assembly of leaseholders. This was Rosie's suggestion and accepted by acclamation. The secretary, therefore, will provide a summary report of the board's activities since its inception in September, 1984, and comments received from leaseholders for reading at this first Annual Leaseholder Meeting.

Rick has been, and will continue, recording the votes from the opinion survey. His report is being compiled, question

by question; recorded, tallied and an average computed on every 40 surveys returned. He agreed to continue this until the very last possible minute on June 13, and will make his to-date report at the meeting. The final totals will be reported in the July Newsletter.

Karl suggested that we are going to have to include time for the leaseholders to make and vote on motions if they have any. After discussion, and in the interest of time at the open meeting, we agreed to allow motions from the floor as long as they are in regard to matters not included in the opinion survey. Karl's motion, therefore, stated, "Motions from the floor will be allowed, within reason and with a limited time for question, on matters not included in the opinion survey". Second by Rosie, passed.

Since it was already past 10:00 a.m. and the volunteers had already assembled, we agreed to temporary adjournment and to reconvene at 1:30 p.m. to discuss the list of potential questions and who would answer or address which issues. Jerry and Clarence stated they could not be there at 1:30, and Ken is not on the grounds. We agreed, however, that Harold, Karl, Rick and Rosie would constitute a quorum and that we could go ahead with this if it was agreeable to those not able to attend. All agreed to this.

At the afternoon meeting, it was agreed that Ken would answer all questions pertaining to money and finance; Ed would answer those pertaining to maintenance, grounds and management; Clarence would respond to questions regarding the security and guards; Rosie and Harold would answer those pertaining to providing information to leaseholders and attendance of leaseholders at meetings; and Rick would answer those pertaining to matters of legality, rules, regulations, standards, etc.

Ed suggested that, since there seems to be, according to Rosie, so much unrest about him not being available on Sunday, and since he does not wish to quit going to church, he is willing to change his hours to be available here on Sunday afternoon if he can have Tuesday morning off. Rosie made a motion and Karl seconded, that "Ed's new hours would be 9 a.m. to 4:30 p.m. Wednesday, Thursday, Friday and Saturday (with a half hour for lunch); 12:30 p.m. to 4:30 p.m. on Sunday and Tuesday; and off on Sunday and Tuesday mornings and all day Monday". This was passed by the quorum present.

The meeting was adjourned, and the date and time of the July meeting will be set after the June 13 Annual Meeting.

Respectfully submitted,

*Rosie Maynard, Sec.*

(First Open Meeting)

June 13, 1987

The first annual leaseholders' meeting of Wildridge Association, Inc. was called to order by the president, Rick Dixon, at 10:00 a.m. on Saturday, June 13, 1987 at the Shelter House at Wildridge. There were an estimated 250 members present, including board members Rick Dixon, president; Jerry Dalton, vice president; Rosie Minyard, secretary; Ken Burge, treasurer, and directors Clarence Seltzer and Harold Daum. Director Karl Boehm was unable to attend.

Following the Pledge of Allegiance to the Flag, led by Clarence Seltzer, there was a moment of silence in memory of those members who had passed on since coming to Wildridge, including Mrs. Green who was fatally injured when a tree fell on her a few weeks before.

Rick asked that the ballot box be closed and that the vote committee remain for the introductions. Those introduced included the Meeting Volunteers Ray & Mary Leonard, Ron & Priscilla Stevens, Unity Rowe, Herb Craney; Ray Rooze, Carroll Gold, George & Joyce Blankenbaker, Claude Eckert, and Marilyn Scholz, and Allan Wells who was unable to attend today. Member road repair workers present were asked to stand and identify themselves and non-member road repair workers recognized were Rick Dixon, Jr., Scott Dixon, Darin Pinnick, Robert Stevens, Rick Kendall. Appreciation for the donation of the storage shed was extended to Don Nurrenbern, as well as his wife and those who helped with the erection of the shed. Another donation to the Association for which we expressed our appreciation was a copy machine for the office, donated by Jeff Fadgett. Also recognized were Mary Leonard, who has volunteered to serve as an all-member volunteer committee chairman and Priscilla Stevens who volunteered to serve as social/recreation chairman.

The Vote Committee, including Mary Leonard, Priscilla Stevens, George Blankenbaker, Herb Craney, Ray Rooze, Carroll Gold, Claude Eckert and Marilyn Scholz, were excused to complete the counting and reporting summary of votes.

Written questions and comments were collected, consolidated and presented by Ray Leonard, Unity Rowe, Joyce Blankenbaker, and Ron Stevens, Marilyn Scholz, Mary Leonard, and Herbert Craney. These volunteers, plus those who had assisted with the pot-hole repairs and those who had donated and erected the storage shed, were introduced and asked to stand to be recognized.

The president then explained what we hoped to accomplish at this meeting, and how we proposed to conduct the meeting. The agenda was accepted without objection, and we proceeded with the reading of the Secretary's Report by Rosie Minyard. This report consisted of a review of the activities of the Interim Board of Directors since their inception on September

6, 1986, and a summary of the suggestions, complaints, and volunteers received in the Suggestion Box.

Ken Burge reviewed the financial condition of the Association and explained the income and expenses reported since January 1, 1987. He reported that there are presently 45 lots on which the dues are still outstanding, resulting in 73% of all dues paid on June 10, 1986. There are 100 leaseholders who have contracted and paid for having the Maintenance Crew do their mowing for the year. Ken explained that the only equipment left for us by Cooke was one power mower and one weed-eater. Utilities are our greatest expense, and sewer fees are exorbitant but being investigated. It is the Board's opinion that dues will probably remain at the present \$300.00 per year, unless requests from the membership require more money for implementation.

In reference to the "Membership Opinion Survey", Rick Dixon explained that questions #2 and #3 were both redundant and confusing to the respondents, and had therefore been omitted from the summary. The response available and computed through June 12 was 234 total responses, with results indicated on attached copy of survey. These were reviewed in detail, with the percentages (to 6/12) reported to the assembly. The final results will be published, probably in the next NEWSLETTER, and made available to the members.

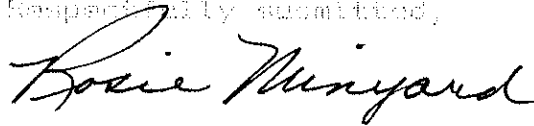
There were 81 summary questions read and answered in the assembly meeting, with time allowed for a few questions and comments from the floor. These questions, and the answers thereto, are included as an addendum to these minutes and attached hereto. Rick announced that any questions not answered at this meeting will be answered in writing and made available to the membership.

Mary Leonard, Vote Committee Chairman, read the tellor's report, as follows:

Number of Votes Cast.....	316		
Necessary / For Election.....	159		
Votes to Reaffirm Current Board.....	207		
Illegible Ballots.....	1		
Illegal Votes (Unsigned Ballots).....	14		
Ballots Cast For Individuals:			
Tarl Boyde	13	Robertis Albors	2
Jerry Dalton	9	Kenneth Burge	11
Rosie Minyard	12	Richard Dixon	14
Clarence Seitzer	14	Allen Wells	1
Harold Baum	7	Kenneth Will	1
Larry Lurey	2	James Despain	1
Dor Turpin	1	Ralph Pickett	1
Irene Carter	1	Unity Rowe	1
Roy Reese	1	Ray Leonard	1
W. R. Conyer	1	Mary Hammons	1
Carl Cain	1	Jim Alstot	1
Valace Albis	1	William Hughes	1

It was announced that, following the meeting there would be refreshments provided by volunteers Joyce Rouse, June Gold, Martine Eckert, Helen Newton and Gloria Wells. After our expression of appreciation to these ladies and to those present, the meeting was adjourned at approximately 1:15 p.m.

Respectfully submitted,



Posie Minyard, Secretary

Attachments:   1. Financial Report (Jan-May, 1987)  
                  2. Lists of Question Summaries (w/lot #'s)  
                  3. Signed Report of Vote Committee

MEMBERSHIP MEETING - PROGRAM AGENDA - 6-13-87

10:00 WELCOME WELCOME TO THE 1ST ANNUAL MEMBERSHIP MEETING OF --

WE HAVE PLANNED AN INFORMATIVE AND INTERESTING MEETING FOR THE MEMBERSHIP - WE WOULD LIKE FOR EACH OF YOU TO WALK AWAY FROM THIS MEETING WITH A SENSE OF COMRADERIE, SPIRIT, AND UNDERSTANDING OF OUR COMMON PROBLEMS. THIS IS OUR ORGANIZATION - OUR ASSOCIATION - OUR PROPERTY - AND WE MUST LEARN TO TAKE CARE OF IT TOGETHER.

\*

INTRO CLARENCE SWITZER - WHO WILL LEAD US IN THE PLEDGE OF ALLEGIANCE AND A SILENT PRAYER.

VOTING PLEASE CLOSE BALLOTING AND REMAIN FOR THE INTRODUCTIONS.

COM. YOU MAY THEN COMPLETE YOUR COUNTING AND SIGN OFF.

INTRO - BOARD OF DIRECTORS

\*- MEETING VOLUNTEERS - M. SCHOLZ - RON/PRISCILLA STEVENS - UNITY ROWE, RAY/MARY LEONARD, CLAUSE ECKERT, HERB CRANEY RAY ROOZE AND CARROLL GOLD. ALLEN WELLS - BIG HELP - BUT COULDN'T MAKE TODAY.

- ROAD REPAIR WORKERS - THAT HELPED PLEASE STAND. ALSO, PEOPLE WHO DONATED MONEY, REFRESHMENTS, EITHER OF THESE WEEKENDS. NON-MEMBER VOLUNTEERS, RICK DIXON, JR.,

SCOTT DIXON, DARIN PINNICK, ROBERT STEVENS, FRICK KENDALL

- SHED BUILDERS - DON NURRENBERN, HIS HELPER AND HIS WIFE.

- COPY MATCH - JEFF PROGETT

ROUND OF APPLAUSE FOR ALL THESE

\* \* SEC SEC OR VOL. TO GIVE THEM NAMES

NOTE #394 MARY LEONARD - ALL MEMBER VOL

#108 PRISC STEVENS - SOL/RECREATION

LAST NAME: Amody

LOT 3: 367

SUBJECT: Grass Cutting

COMMENTS: On 5/30/87 I gave Ed a check to cover cutting my grass for 87 season. On 6/9 I contacted Ed in person and asked why my grass was not cut. He gave me a half-dozen reasons why he did not cut it. I told him if he couldn't handle it that I would cut it myself. Ed got up tight and said I was harassing him. Later in the day Ed came by my lot and confirmed that it was not cut. He said it would be cut in next 3 days. In the meantime I was at my lot from 6/9-12 and no one showed up and they were cutting lots up front. My lot is STILL NOT CUT. CUT MY LOT & TRIM AS PROMISED AND PAID FOR.

FIRST NAME: Paul

DATE: 6/13/87

ATTITUDE:

LAST NAME: Eckert

LOT 3: 287

SUBJECT: Administration

COMMENTS: How long must we live by the constitution and by-laws as set out by the Cook Brothers? What are we getting for our Crawford Co. tax dollars? Can't we get at least police protection by the Co. Sheriff? Why can't we have our resident agent, or manager live by the entrance gate where he could better see what is going on?

FIRST NAME: Claude

DATE: 6/12/87

ATTITUDE:

LAST NAME: McCollum

LOT 3: 484

SUBJECT: Dues/Complimentary

COMMENTS: Since I've much time and income invested in Wildridge I'd like to see it succeed, but if we don't agree to be fair about its use, we will see many people pull out, so I think the heavy users should expect to pay their own way. Safety, insurance rates, extra security expense and upkeep overhead are all escalating because of abuse, not normal part-time usage that the park was designed for. Can we not try harder to pull together and consider the difficult managing job our board of directors are faced with? F.S. Wouldn't hurt to ask the Lord for help, either!

FIRST NAME: Barbara

DATE: 5/18/87

ATTITUDE:

LAST NAME: Clark  
LOT 3: 143  
SUBJECT: Road Maintenance  
COMMENTS: Suggestion to install warning type raised roadstripes (rumble strips) no higher than 3/4 " x 1" x 4" wide, entirely across the street. 4 strips, 4" apart at least two places along main roadway--Wilderness Trail-- at approximately Lot #143 and Lot #150. Example drawn on original form, shows 4--4" wide strips, 1" high, with 4" space between them. This smaller size would not harm boats or autos or motors, but still would remind of proper speed limit.

FIRST NAME: Charles & Carol  
DATE:  
ATTITUDE:

LAST NAME: Andrews  
LOT 3: 656  
SUBJECT: Electric  
COMMENTS: Agree that electrical useage needs to be controlled to minimize cost during winter. Fell electrical power should be available at all times. Nothing in our lease that indicates this would not be so. Use lot during hunting season. Just a few create problems for all. May have master switch installed at main control box which can be turned off at beginning of week and turned on Friday or as required by individual lot owners.

FIRST NAME: James & Joan  
DATE: --  
ATTITUDE:

LAST NAME: Bonet  
LOT 3: 116  
SUBJECT: Pool  
COMMENTS: What if someone gets into trouble while in the pool & while the lifeguard is handing out putt-putt equipment?

FIRST NAME: Mrs.  
DATE: --  
ATTITUDE:

LAST NAME: Daum FIRST NAME: Betty  
LOT 3: 318 DATE: ---  
SUBJECT: Complimentary ATTITUDE: Good  
COMMENTS: Thanks for clothes for church project.

LAST NAME: Dennis FIRST NAME: Gary & Sharon  
LOT 3: 704 DATE: 7/30/87  
SUBJECT: Pool ATTITUDE: Con  
COMMENTS: The pool is in bad shape. Needs swept. Something that looked like  
slime on top of water. Life guards need to sweep bottom of pool.

LAST NAME: Dennis FIRST NAME: Gary  
LOT 3: 704 DATE: 7/27/87  
SUBJECT: Security light ATTITUDE:  
COMMENTS: Security light out on pole at lot 703--at least one year.

LAST NAME: Joppe  
LOT 3: 222  
SUBJECT: Security

FIRST NAME: Will  
DATE: 5/29/87  
ATTITUDE:

COMMENTS: 24-hour security on gate in addition to a roving patrol during peak hours, so gate guard will always be on gate. As I am located next to gate, I have noticed that when gate guard makes rounds is when gate gets broken.

LAST NAME: Rooze  
LOT 3: 520-521  
SUBJECT: Administration

FIRST NAME: Joyce  
DATE: 6/6/87  
ATTITUDE:

COMMENTS: Laws governing 3 wheelers & moped to include age & Wildridge sticker with lot # affixed. First violation of rules get warning, second banned from park.

LAST NAME: Rooze  
LOT 3: 520-521  
SUBJECT: Administration

FIRST NAME: Joyce  
DATE: 6/6/87  
ATTITUDE:

COMMENTS: We should be given the opportunity to vote for resident manager.

✓  
LAST NAME: Kingsbury

FIRST NAME: Jack

LOT 3: 193

DATE: --

SUBJECT: Dues

ATTITUDE:

COMMENTS: Why have you changed the due date on dues. We have lot at Christmas  
like that's due in Januray. This is why we bought our lot, so we would have  
time to pay the dues.

LAST NAME: Kingsbury

FIRST NAME: Jack

LOT 3: 193

DATE: --

SUBJECT: Shower

ATTITUDE:

COMMENTS: Why don't you put shower curtains or doors on showers so a person  
has a little privacy

LAST NAME: Morris

FIRST NAME: Lawrence & Patricia

LOT 3: 464

DATE: --

SUBJECT: Membership Stickers

ATTITUDE:

COMMENTS: Lots 465 and 280 have Wildridge Membership stickers in their  
vehicles. Possibly Lot 466. These people are renters and not members. This  
is an OWNERS privilege.

LAST NAME: Kingsbury

FIRST NAME: Jack K.

LOT 3: 193

DATE: 5/16/87

SUBJECT: Dues

ATTITUDE:

COMMENTS: I thought I read the bank balance as \$191,000.00 dollars, even though all owners had not payed their dues yet? The Nashville Co. had Wildridge since 1979. Were they having money troubles too? And they had more employees than you do.

LAST NAME: Steves

FIRST NAME: Winfred & Maxine

LOT 3: 627

DATE: 5/15/87

SUBJECT: Volunteer

ATTITUDE:

COMMENTS: Being physically unable to help with needed project, we are enclosing a check for \$25.00 which may help to hire someone to help.

LAST NAME: Riggs

FIRST NAME: Wm. H.

LOT 3: 381

DATE: 5/14/87

SUBJECT: Roads

ATTITUDE:

COMMENTS: I would like to suggest that each member be assessed \$100 per year extra for a road fund, for as many years as necessary to put down good asphalt or black-top roads--not chip and seal which will not hold up.

LAST NAME: Koontz

LOT 3: 574

SUBJECT: Property Line

COMMENTS: There is a problem with our property line at the back of our lot. Someone has pulled up the survey peg and we cannot tell where our lot ends and the neighbors behind can't either. Need help getting property line defined.

FIRST NAME: John

DATE: 6/30/86

ATTITUDE:

LAST NAME: Koontz

LOT 3: 574

SUBJECT: Dues

COMMENTS: There are rumors of raising annual dues or fees. Before any dues are raised, better be enforcement of those who leave bug lights, air conditioners and extra freezers running when they are not there. I have 2 neighbors who do this and I don't plan on paying their light bills.

FIRST NAME:

DATE: 6/30/87

ATTITUDE:

LAST NAME: Kingsbury

LOT 3: 193

SUBJECT: 12-wide trailers

COMMENTS: Why are you putting 12 ft. wide trailers in the park. They are NDT R.V. and this is an R.V.Park.

FIRST NAME: Jack

DATE:

ATTITUDE:

LAST NAME: Lomax

FIRST NAME: Bruce

LOT 3: 475

DATE: 5/13/87

SUBJECT: Recreation

ATTITUDE:

COMMENTS: The tennis cours should not be used as a baseball diamond---tennis  
only; and basketball court should have chairn link fence around court.

LAST NAME: Lomax

FIRST NAME: Bruce

LOT 3: 475

DATE: 5/13/87

SUBJECT: Administration

ATTITUDE:

COMMENTS: The Nashville Co. real estate lease signed Sept 2, 1979, should be  
enforced by our board and manager.

LAST NAME: Lomax

FIRST NAME: Bruce

LOT 3: 475

DATE: 5/13/87

SUBJECT: Manager

ATTITUDE:

COMMENTS: Park manager should work Saturday and Sunday--when most lot owners  
are there.

LAST NAME: Lomax

LOT 3: 475

SUBJECT: Rentals

COMMENTS: Lot owners should not be allowed to lease out lots--no control

FIRST NAME: Bruce

DATE: 5/13/87

ATTITUDE:

LAST NAME: Lomax

LOT 3: 475

SUBJECT: Dogs

COMMENTS: All pets must be on leash--Now dogs run loose.

FIRST NAME: Bruce

DATE: 5/13/87

ATTITUDE:

LAST NAME: Lomax

LOT 3: 475

SUBJECT: Fund Raising

COMMENTS: If more money is needed, have some sort of fund raising event instead of raising dues.

FIRST NAME: Bruce

DATE: 5/13/87

ATTITUDE:

LAST NAME: Lomax  
LOT 3: 475  
SUBJECT: Telephone

FIRST NAME: Bruce  
DATE: 5/13/87  
ATTITUDE:

COMMENTS: Would like it to be made permissable for any lot owner to have a telephone installed before roads are resurfaced.

LAST NAME: Willoughby  
LOT 3: 56  
SUBJECT: Administration

FIRST NAME: Mike  
DATE:  
ATTITUDE:

COMMENTS: Would there be any restriction or rules against installing a hot tub on a lot?

LAST NAME: Bruce  
LOT 3: 583  
SUBJECT: Fund Raising Suggestion

FIRST NAME: D. E.  
DATE: 6/6/87  
ATTITUDE:

COMMENTS: Could we have an annual miscellaneous sale at the shelter house with all items donated and the money go to fix our roads each year?  
Could we have a Las Vegas Day or Weekend with all profits to go to the Association for raising inflation on utilities (blackjack, beat the dealer, cake wheel, candy wheel, arts and crafts wheel, barrel of groceries, etc.)?  
Example: \$5.00 buys \$2500.00 in play money, etc. All NEW prizes donated for grand auction.

LAST NAME: Miller

LOT 3: 438

SUBJECT: Dues

FIRST NAME: Jerry D.

DATE: 5/18/87

ATTITUDE:

COMMENTS: Why is the Association hiring bill collectors at 50% commission to collect late dues (causing further loss of income to the Association) when they should be placing interest-bearing liens against owners interests, then borrowing against these liens? Ultimately the lien would have to be paid to sell or trade the lot lease. Failure to do so would eventually cause the entire owner interest in the lease to pass into the hands of the Association. The lease could then be re-sold to a person who would pay dues or held by Association and rented to overnight campers (who could not possibly do more damage to the campground than the members have) either course would generate income to retire the loans taken against the liens.

LAST NAME: Morris

LOT 3: 464

SUBJECT: Administration

FIRST NAME: Larry & Pat

DATE: 5/20/87

ATTITUDE:

COMMENTS: Who is liable if a moped rider (any age) is injured on Wildridge Roads? What has happened to the contract we signed that controlled this question (#9-building codes) that the Cooks didn't enforce? On questions 7 & 8, what are the estimates on the road repairing and how much for each lot member?

LAST NAME: Amody

LOT 3: 667

SUBJECT: Administration

FIRST NAME: Paul R.

DATE: 5/25/87

ATTITUDE:

COMMENTS: Just a suggestion.. I think we should have a WORKING, LIVE-ON-WILDRIDGE PROPERTY MANAGER, who is a self-starter and takes some initiative to see that lot owners are protected, not only police type. He should also clean a drain ditch that becomes plugged, etc. Owners sometimes leave doors open, outside bug lights on, etc. He should act accordingly.

LAST NAME: Newton

LOT 3: 500

SUBJECT: Ditch

COMMENTS: Why can't we get the erosion problem corrected near lot 500? Ditch sewer are too small. When & if?

FIRST NAME: Jerry

DATE: 6-13-87

ATTITUDE:

LAST NAME: Kessens

LOT 3: 640

SUBJECT: Insurance

COMMENTS: Does your personal car insurance pay for damage on Wildridge roads? Who is responsible for damage in case a tree from your lot does damage to another's camper or car?

FIRST NAME:

DATE:

ATTITUDE:

LAST NAME: Burns

LOT 3: 102

SUBJECT: Electric

COMMENTS: Why was the electric bill so high for the past? Has people got electric heaters and left them on all winter? Why don't they check all electric boxes and turn everything off?

FIRST NAME: Doyle

DATE: 6-11-87

ATTITUDE:

LAST NAME: Phillips  
LOT 3: 372  
SUBJECT: Complimentary  
COMMENTS: Great job. Thank you. C. Phillips

FIRST NAME: C.  
DATE: ---  
ATTITUDE:

LAST NAME: Phillips  
LOT 3: 372  
SUBJECT: Total Ownership  
COMMENTS: I understand there are 713 lots. How many are owned? How many are used at least part of the time?

FIRST NAME: C.  
DATE:  
ATTITUDE:

LAST NAME: Phillips  
LOT 3: 372  
SUBJECT: Trash  
COMMENTS: Why can't lot owners bag their trash and carry it out when they leave? Don't people have vehicles here? What's a trip a couple times a week to those dumpsters on 64?

FIRST NAME: C.  
DATE: ---  
ATTITUDE:

LAST NAME: Phillips FIRST NAME: C.  
LOT 3: 372 DATE: --  
SUBJECT: Oiled Lots??? ATTITUDE:  
COMMENTS: Oiled lots? What a mess on owner's driveway/lot.

LAST NAME: Phillips FIRST NAME: C.  
LOT 3: 372 DATE:  
SUBJECT: Messages ATTITUDE:  
COMMENTS: I could see a lot of problems with people calling to leave messages  
NOT of an emergency nature--Good Luck!!

LAST NAME: Phillips FIRST NAME: C.  
LOT 3: 372 DATE: --  
SUBJECT: Exercise Equipment ATTITUDE:  
COMMENTS: Would it be inappropriate for the lifeguard to have a key to  
exercise room for more convenience? Adults would have to sign for and return  
it.

✓  
LAST NAME: Phillips

FIRST NAME: C.

LOT 3: 372

DATE: ---

SUBJECT: Recreation Equipment

ATTITUDE:

COMMENTS: In some situations people have to leave a deposit or a drivers  
cense then they borrow or rent equipment in order to assure return and/or  
proper use of equipment

LAST NAME: Phillips

FIRST NAME: C.

LOT 3: 372

DATE: ---

SUBJECT: Pool

ATTITUDE:

COMMENTS: There are some private apts., etc., where unattended (by parent)  
children have to pass a "swim test". Lifeguards should not be responsible to  
watch little non-swimmers.

LAST NAME: Phillips

FIRST NAME: C.

LOT 3: 372

DATE: ---

SUBJECT: Dues

ATTITUDE:

COMMENTS: Should shut off utilities of lot owners not paying dues, that have  
been given three chances during past months. They won't care if a lien is  
placed, and why should we continue to carry them? This should be done unless  
the owner agrees IN WRITING to a payment plan where dues is paid within 3  
months of agreement. If some are allowed a monthly payment plan, why not  
everyone?

LAST NAME: Rooze

FIRST NAME: Joyce

LOT 3: 520-521

DATE: 6/6/87

SUBJECT: Dogs

ATTITUDE:

COMMENTS: Dogs that continuously bark when owners are gone should be banned from park. Also all dogs to be kept on a leash when walked.

LAST NAME: Russell

FIRST NAME: Mike

LOT 3: 441

DATE: 5-14-87

SUBJECT: Administration

ATTITUDE:

COMMENTS: Something should be done about some enforcement before 6/13/87. Rules to regulate destructive children. Suggestion: Add damages to dues of lot owner having these problems. Mopeds should only be used for transportation, not joy riding--No 2 or 3 wheelers. Before selling a lot, the board should have the right to reject or approve the sale. NO RENTALS!!!!

LAST NAME: Rasche

FIRST NAME: Damion

LOT 3: 185

DATE: 6-12-87

SUBJECT: Roads

ATTITUDE:

COMMENTS: It was my understanding that money was on hand to resurface the main roads. Yes or no? If not, what or how much would the cost be?

LAST NAME: Stanifer

LOT 3: 486

SUBJECT: Ditch

COMMENTS: Drainage ditch on side of road above lot is no longer there, and when it rains it comes down the road and washes out my drive. I believe it will do further damage, not only on my drive. Ditch took care of water before they did fill work, now it can't.

FIRST NAME: Don

DATE: 7/25/87

ATTITUDE: Constructive

LAST NAME: Sparks,

LOT 3: 85 & 85

SUBJECT: Trash

COMMENTS: Forced to leave early due to bad odors. Unable to spend much time on lot due to mice, roaches, odors, etc. Property value depreciated by dumpster location. Flies prohibit outdoor picnics. Embarrassing for entertainment of friends at lot. Wants response to complaint, names of directors, report of action in this matter, wants to attend board meeting or make appointment with director.

Response address: R. R. 3 Box 300


Spencer, In 47460

FIRST NAME: James & Norma

DATE: 07/15/87

ATTITUDE: Con

TO: Wildridge Board of Directors

FROM: R. Dixon 

SUBJECT: Meeting of July 11, 1987

DATE: June 26, 1987

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Congratulations or Condolences - depending on your viewpoint. Since I always look at things on the positive side - I would like to congratulate each of you and thank you for your help over the past months. Together - we have accomplished a great deal since last October. However, in perspective, we have much to do!

Since we will be electing new officers for the 1987/1988 term, each of you should consider your personal wishes for holding a office. Based on previous discussions with current officers, I assume they will all stand for re-election. Each of us will be given the same options as the members in our re-election.

1. Re-elect the current officers.
2. Elect new officers or a mix of both old and new.

This election is a requirement of our By-Laws and will be taken care of at the beginning of our meeting. Time will be allocated to candidates wishing to make any comment.

Regardless of who your officers are during the new year, we may want to consider starting board meetings during summer months at 9:00 a.m. (and 10:00 a.m. during winter months). In addition, we may want to consider ending meetings at 12:00 a.m. or 1:00 p.m. regardless of where we stand on the agenda. Unfinished business would be the first items discussed at the next meeting. We may also wish to consider having the Association provide coffee or soft drinks at the meetings.

I have attached a sample of potential regulations we may want to consider for Mopeds, 3/4 wheelers, etc. Additionally, an article is attached on the AMA (American Medical Association) on ATV's which are 3/4 wheelers.

Lastly, I have attached a copy of a form we may want to consider using for publishing: Standard Operating Procedures, Policy, Rules and Regulations, Instructions, etc. We would need a "Procedure on How To Write A Procedure". These documents would be filed in a SOP manual available for: guards, pool attendants, manager, members, etc. In some cases, employees would be required to read and sign off that they understand and would follow the "Spirit and Intent" of each procedure. We would have procedures for: emergencies, security, general and specific rules and regulations on everything from using the shelter house to the limits of authority on spending of Wildridge funds.

Have a nice 4th of July and will see you at the next meeting on Saturday, July 11, 1987 or sooner.

RD:jd

MEETING MINUTES JULY 11, 1987

A regular meeting of the newly elected Board of Directors was held at 10:00 a.m. on July 11, 1987. In attendance were: K. Burge, C. Switzer, H. Daum, K. Boehm and R. Dixon. R. Minyard and J. Dalton were absent. E. Kersage was also in attendance. R. Dixon agreed to provide minutes for this meeting.

A motion was made by H. Daum that the election of officers for 1987/1988 should be delayed until the next meeting due to two officers being absent from this meeting. K. Boehm seconded and motion passed.

In reviewing the minutes from June 6, 1987, they were amended to state that C. Switzer reported that his expense for hauling rock placed around the Day Lodge/Pool area included \$20.00 charge for truck use. There appears to be some question on what working hours were agreed to by: E. Kersage, R. Dixon, R. Minyard, H. Daum and K. Boehm at the later part of the board meeting on June 6, 1987, this particular item was tabled. A motion was made by K. Boehm to accept the remainder of the minutes and it was seconded by H. Daum. Motion passed.

R. Dixon reviewed the final results of the member survey and stated he would have copies of the survey results at the next meeting. In discussing the June 13, 1987 open meeting, R. Dixon brought up the point that we need to finalize terms of the Board of Directors:

- a. According to original vote counts of original interim board.
- b. According to the vote counts of the recent or legal election.

A plus for "A" above would be the number of individual votes cast for each individual. A minus for "A" is a person could have the most votes in "A" and not be on the board due to the outcome of the official election on June 13, 1987. We should consider resolving this situation by a vote of the Board of Directors or appoint a special committee to decide on this issue and all agree to abide by their decision.

In reviewing the issue of unpaid dues, it was reported that R. Cook had paid dues on 13 lots the Nashville Assn. have had to take back. K. Burge stated that there are 28 unpaid dues and he would like to make one final effort to collect via a registered letter before turning this matter over to a lawyer for legal action. H. Daum made a motion to that effect and it was seconded by K. Boehm and passed.

R. Dixon reviewed proposed rules and regulations for operating ULV's within Wildridge. Each individual rule and regulation was reviewed in detail and modified as requested by the board. A motion was then made by C. Switzer to accept the ULV and regulations as revised and to procure ULV ID Tags for use in administering the regulations. Motion seconded by K. Boehm and passed.

In discussing the requirement to reorder Wildridge Auto ID Stickers it was decided to table this item pending final decisions concerning security guards.

The Board of Directors authorized C. Switzer, E. Kersage and H. Daum to proceed to continue emergency road repairs in the back section by using contract labor.

Bar-B-Que sandwiches and chips were provided for lunch by K. Burge. R. Dixon provided soft drinks. Ken was asked to thank his wife for preparing the excellent Bar-B-Que.

K. Burge stated that he would like to see a set percentage of the "game proceeds" go to our new social committee who have already began planning activities. We need to decide what types of controls we wish to exercise over this sub-committee and to what degree we as a board want or need to be involved. In the interim, they have been told that they have our backing and we will support them, as required.

C. Switzer reported that he has received donated uniforms for our security guards and he is proceeding to purchase hats, badges and patches.

K. Burge and E. Kersage reported that we have over 110 lots to cut on a scheduled basis plus many lots we are cutting and billing the owners. E. Kersage stated that we must hire the second maintenance person to assist in grass cutting and help free-up Doug to do more maintenance work. After a lengthy discussion by the board, Ken Burge made a motion to hire the second maintenance person. The motion was seconded by K. Boehm and passed with one descending vote.

In the round table discussion, Ed was asked to check on getting dead bolts for the business office and the guard house, look at the cost of a setback thermostat, check sewers missing caps, which should be replaced, and sewer manholes which need to be bolted down. R. Dixon reviewed a quote from Snelling Construction on two proposed sites to rent for relocating of Wildridge Association dumpsters. This item will be addressed in more detail at the next board meeting.

It was decided by the board that we would have the next scheduled meeting at 9:00 a.m. on August 1, 1987.

The meeting was adjourned at approximately 2:30 p.m.



Acting Secretary

917 N. 8th St.  
Vincennes, In 47591  
July 10, 1987

Dear Rick and Fellow Directors,

I have just learned that we are expecting company from Arkansas tomorrow morning, and I will not be able to attend the meeting. I am available for the secretary and newsletter position if elected, but regret that I cannot be there for the election.

In regard to the agenda and matters suggested:

(1) I think it's very important that we directors be honest and straightforward regarding our opinions, both positive and negative, if we are to continue to be an effective board. Therefore, I am submitting my opinions herein:

a. I object to a time limitation on our monthly meetings, since I think discussion which includes the TOTAL BOARD is the reason we were elected--it's also the democratic way to make decisions. It is my opinion that before rules and regulations are written and presented to the board for approval, they should be discussed by the total board or at least by a committee selected by the chairman of each area of concern, i.e.: Maintenance problems by Karl, Security problems by Clarence, Legal problems by Jerry, Financial problems by Ken, Communications problems by Rosie, Road problems by Harold, with Rick (as president) serving as ex-officio member of each committee. This would involve each of us selecting our own committee of directors, and at the same time would provide an opportunity for each of us to feel that we have had some input in the total plans. I readily admit that the way we have been operating is the easiest, with Rick doing all the work and us either accepting or rejecting his ideas, but we each are capable of drafting suggested rules and regulations within our areas of expertise, and should be given that opportunity.

b. If we are going to limit our monthly meeting, then I think that Ed should be invited into the meeting to make his report within a specified amount of time, after which he should be excused for the remainder of the meeting. We can submit our answers to his problems and our suggestions to him following the meeting. I would suggest that these be provided him in writing as a documentation for his authority to inform the members that the "board instructed him to do this". During Ed's time in the meeting, I think he should place a note on his door that he is busy and will be available at (whatever time) in order to avoid the interruptions of the meeting.

c. I believe that whenever a question arises between meetings, the person receiving the question should look

through the minutes, if it regards an item previously discussed, and if there has been a motion that should be the basis for the decision. If there has been discussion, then each director should be contacted before any answer or decision is made. I do not feel that any one of us has the right to make a decision on any matter without contacting (or attempting to contact) each director, and then it should be made a matter for inclusion in the minutes of the following meeting. This is Roberts Rules.

d. Regarding Auto ID & Tags, I think that we should increase the lot transfer fees by whatever the cost of the stickers and tags are and I think the present members should have to pay for new ones as they are obtained by them. I do think that we should change the design enough that we will eventually do away with all the old ones, and maybe even provide a new auto sticker for each lot (1 free, purchase additional ones if needed). I think this is important for the guest passes, also.

e. I think the suggestion of ID and tags for ULV's is very good.

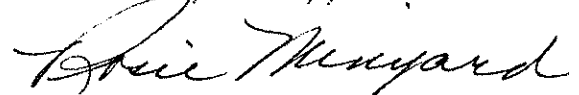
f. Harold will report on the "Block Concept" and I have told him I will go with whatever he reports, since he has my suggestions.

g. I would appreciate hearing from you regarding what items you want in the newsletter and when you would like me to get it out. It really should be out this month, if possible.

h. In the event I am not re-elected secretary, I have enjoyed most of the work involved and have appreciated the patience and understanding of you fellows while I am learning the ropes of being a secretary.

I would hope that no one will take offense to my comments, as I have tried to make my decisions on the basis of what is good business management and judgement, excluding my personal feelings. Friendship and business do not make very good bedfellows, which is one of the difficulties of our present positions. I hope, therefore, that my opinions in regard to this position will not damage my friendships with any of you.

Yours very truly,



Rosie Minyard, Secretary

Harold

July 25, 1987

A meeting called for the purpose of establishing standing rules and regulations to be followed in the administration of Wildridge Association, Inc. was called to order at 10:10 a.m. in the Day Lodge. Those present were Rick Dixon, president; Jerry Dalton, vice president; Rosie Minyard, secretary; Ken Burge, treasurer; Clarence Switzer, security chairman; and Ed Kersage, employee. Absent were Karl Boehm and Harold Daum. Rick announced that Harold had suffered a massive coronary on Tuesday and was a patient at Jasper Memorial Hospital, Room 349. It was requested that the secretary send a card from the Board.

Regular order of business was dispensed with, by acclamation, until the next regular meeting on Aug. 1.

As a matter of organization, since there are so many areas in which rules are needed, we agreed to take each area of need by order of priority: Immediate problems presented which can be alleviated by establishment of a standing rule will get first priority, with the order of the "Membership Opinion Survey" followed thereafter.

Rick asked each of us to present one problem of pressing and immediate urgency for us to address at this meeting. He started, by announcing that the Cooks have arrived at their lot, #13, and are in process of conducting the business of selling their repossessed lots from their camper. They have erected a "Welcome Center" sign on their lot, and Rick has asked them to remove it since they do not represent Wildridge Association which has its Welcome Center at the Gatehouse. He reported that the sign was removed this morning, but that we do need to establish a rule regarding the conduct of business within the grounds. Apparently, the Cooks have advertised their lot sales and have instructed the guards to admit anyone requesting admission to their lot. Ed asked to explain his procedure for admitting guests, to which he responded that the guard is instructed to admit whomever the lot owners have requested be admitted to their lot--either by letter, note, telephone call or by providing the visitor with a pass.

After some discussion in this regard, it was decided that we should prepare a form letter of welcome to prospective buyers, which should be handed them at the gatehouse when they are admitted to the grounds. Rosie was instructed to prepare this letter and bring to Aug. 1 meeting for approval.

MOTION: Rosie --2nd Jerry

Clarence, as security chairman, should draw up a prospective rule to control the entrance of prospective buyers to submit for approval at next meeting.

Rosie was asked to draft a prospective rule regarding the sale of lots and campers.

We agreed unanimously that we should encourage lot owners to take on various sub-contracting jobs for which they are qualified and that they let the membership know of their availability. We therefore, would suggest that they be encouraged to place advertisements on the bulletin board and we will provide another one if necessary. The only requirement would be that they be able to provide documentation of liability insurance and that they be licensed if engaged in a service that requires a license by Indiana law.

Clarence suggested that he has received word of employee complaints about need for signing in and out when leaving their station. Ed asked who had complained and was told that he, himself, had. This prompted Ed to ask if he was required to sign out if he would be gone only a few minutes and was told that this is, in fact, a requirement, and that he should set an example since he is the manager. We all agreed that the sign-out sheet is necessary and that it will be used and completed, in detail, by every employee. If the employee himself, does not sign the log and has someone sign for him, that employee may sign and initial the item, thereby assuming the responsibility for the accuracy of the item. This procedure is necessary, not only for the board and membership, but for reasons of insurance and wage/hour laws.

MOTION: Ken--2nd Jerry

Vending machine company will be asked to not count money from vending machines and games until a representative of Wildridge Association (any director, manager or guard) is present for verification of date, time and amount collected.

Discussion of employee discipline procedures resulted in agreement that we use the following method: First Offense requires a verbal reprimand; Second Offense requires a written reprimand, and Third Offense requires dismissal. More detail on this will be discussed later.

Complaints and problems with the lifeguards and the pool prompted a discussion of pool safety and security. Ed was instructed to see that all entrances to the pool are equipped with hasps and locks that require keys to open and that guards be advised to check these entrances as soon as the lifeguard leaves the pool.

Rick asked that we adopt a standard format for all rules and regulations. He provided a sample of "Standard Procedures" form which he will furnish area titles for. We agreed to use this form for ease of filing. The first rule adopted was "Regulations and Use of ULV's", GEN 001 dated 8/1/87.

Since the dumpsters have presented a serious problem since their inception, we have been attempting to find a location which should be acceptable to the membership. Eli Snelling has offered to clear a spot on the County Road adjoining Wildridge property South boundary for \$713.00 per year, plus the cost of clearing the area. We agreed to consider this and table it until the next meeting, to give us each a chance to look at and make an evaluation.

Rick has been pricing guest passes and windshield stickers, which we will discuss at next meeting.

Meeting was adjourned. Next meeting to be held at 9 a.m. Saturday, Aug. 1, in the Day Lodge.

Respectfully submitted,



Rosie Minyard, Secretary

August 1, 1987

The regular meeting of Wildridge Association, Inc. Board of Directors was called to order by President Rick Dixon at 9:20 a.m. in the Day Lodge on Saturday, Aug. 1, 1987. Those present were Rick Dixon, Jerry Dalton, Rosie Minyard, Ken Burge, Karl Boehm and Clarence Switzer. Harold Daum is still confined, but at home, following a heart attack. Rick had conferred with him prior to the meeting, and had confirmed Harold's opinion on some of the agenda matters to be considered.

First item to be considered was the election of officers which had been tabled due to lack of attendance at the last meeting. Harold had suggested to Rick that he would be in favor of the same officers continuing for another year. This suggestion was accepted by all the rest, there were no objections and all officers were agreeable.

MOTION-CLARENCE, SECOND-KARL: All officers to be re-elected by acclamation. UNANIMOUS

After some discussion regarding the advisability of having Ed in attendance throughout the meeting, it was decided that, in the interest of time and the need for him to be available to the campers, we would allocate a short period during which he will be expected to attend to make his report and submit his problems or questions. Afterward, he would be excused to take care of his own duties and responsibilities.

MOTION-ROSIE, SECOND-KEN: The manager will be invited to attend Board Meetings early, with the agenda to include items involving his position to be covered first.

Further discussion regarding personell problems resulted in the appointment of Clarence Switzer as personell chairman. It is decided that this office will provide a particular director to deal with the personell and should serve as a special benefit to the manager, by providing him an individual to report to and to discuss problems with. The personell chairman will serve as the manager's immediate reporting authority, who will receive and maintain record of any disciplinary actions and report these to Directors at first following meeting of the Board. He is also the director responsible for discipline of the manager, if necessary at any time. This position will also provide a particular director to interpret decisions and policies regarding personell matters.

MOTION-ROSIE, SECOND-KARL: Disciplinary actions should be first verbal, second written warning, third dismissal, and should be reported to Board in writing immediately.

The procedure for collection of delinquent accounts must be

tabled until the next meeting to give Ken time to review and record those payments received today and to provide time for obtaining further information regarding lot relinquishment. Mr. & Mrs. Brockman (#314) have requested that we accept their lot in lieu of legal collection procedures.

MOTION--KEN, SECOND--CLARENCE: We will accept this lot #314, if it can be done legally and made a transaction of record.

The tentative date to begin water shut-off is Monday, Nov. 2, and electric will be shut off between Dec. 1 and March 1, consistent with the "Membership Opinion Survey". The tentative opening of the 1988 season will be March 1, 1988, weather permitting. All dates are tentative, depending on weather and weather forecasts. Freeze alerts will be honored.

MOTION--ROSIE, SECOND--CLARENCE: Move that water shut-off should begin Monday, Nov. 2; electric may be shut off Dec. 1 to March 1, with all dates tentative pending weather conditions. Water and electric will not be shut off in Day Lodge. UNANIMOUS

Rick passed around the policy and procedures governing the use of unlicensed vehicles, which was accepted by the board at the last meeting, and is attached hereto. These will commence Aug. 15, with Clarence and the manager responsible for their administration. All moped and ULV owners at Wildridge are affected by these new regulations and are required to obtain the ULV-ID tag prior to use at Wildridge.

MOTION--KARL, SECOND--CLARENCE: Move that ULV-ID tags cost \$1.00 per vehicle per year, and that the ones purchased this season be good throughout the 1988 season.--UNANIMOUS

In an effort to improve the appearance of lots groomed by the Association, we are considering purchase of new mowing equipment, to be paid for by income from mowing contracts, both voluntary and imposed. Ken has assured us that this income, if continued on its present course, will be adequate for the equipment as well as for the extra employee necessary.

MOTION--KEN, SECOND--ROSIE: Move that Karl be instructed to purchase new mowing equipment, spending no more than \$4,000.00. UNANIMOUS

MOTION--CLARENCE, SECOND--JERRY: Suggestions should be picked up by secretary at close of each meeting, summarized, and submitted to directors for review by them prior to next meeting. UNANIMOUS

MOTION--JERRY, SECOND--CLARENCE: Accept Eli Snelling's offer for locating dumpsters on his property if we can contract for

one year with negotiations to be resumed at the end of that time. Clarence may purchase security signs and have them erected. UNANIMOUS

The social committee is already very active and has begun several programs which are posted on the bulletin board. Friscilla submitted a written report to the board, which is on file with the secretary. They do need funds to support their plans, although some of these plans include fund raising activities. We discussed how much we could afford.

MOTION--JERRY, SECOND--ROSIE: In order to help the Social Committee to get started, we should allocate 50% of the game income from this 1987 season to this committee, with the stipulation that any repairs of damages to the game room or furniture or fixtures therein will be deducted. PASSED--KARL ABSTAINED.

Ed was invited in to make the manager's report. Rick asked him for forms used in the transfer of a lease and to inform us of the procedures in this matter. This will be done in the office following the meeting today.

Rick informed Ed that Clarence is now the personell chairman and he explained Ed's responsibility is to the Board through Clarence, further explaining Clarence's responsibilities and duties of this office. He was informed that in future his portion of the meeting will be at the beginning, after which he will be excused.

The minutes will be sent to the manager, with one copy for the membership to read on request and the other for the manager to review for action items important to him.

Other instructions and information given the manager were:

1. The care and maintenance of equipment is absolutely necessary.
2. Dark slacks or skirts will be worn by the guards while on duty, as a part of their uniform.
3. Jerry will purchase a set-back (energy-saver) thermostat for Ed to install in an effort to decrease heat & air expense.
4. Ed to begin looking at and planning schedules to include preparations for winter.
5. The telephone company is to work only through the Board of Directors or their representative on the survey for potential installation of telephones inside the perimeter.

Next meeting will be Saturday, August 29, at 9 a.m. The meeting was adjourned at 2:15 p.m.

Respectfully submitted,

*Bruce Maynard*

August 29, 1987

The regular stated meeting of Wildridge Association, Inc. Board of Directors was held one week early, due to Labor Day weekend falling on the stated date (First Saturday of each month). Meeting was called to order at 9:04 a.m. on Saturday, Aug. 29 in the Day Lodge. All directors were present, and we were pleased to see Harold Daum back from the hospital.

Minutes of the Aug. 1 meeting were accepted as submitted.  
MOTION--Clarence, SECOND--Ken.

Problems of concern to the manager, Ed Kersage, were the first order of business:

- A. The telephone company has had a request for immediate service for Harold Daum (318), due to his physical condition. This was determined to be allowable, since this lot is located on the original outer perimeter and therefore is accessible for wiring. Ed to notify telephone company and arrange for this installation.
- B. The daily log sheets are available in the office.
- C. It was determined that winter preparations include several items:
  1. Jerry Dalton and Rick Dixon are to obtain prices on doors to report to the next meeting.
  2. Jerry Dalton and Ken Burge are to get more prices and info on the thermostat, since the prices obtained heretofore are exhorbitant.
  3. Shower stalls have been painted and looking good. Jerry Dalton volunteered to provide some inexpensive curtains.
  4. Tissue rolls are locked in and working. These are the spring-fed type rollers and have been placed in the public shower-room for trial.
  5. Ed is to begin purchase of lumber for Putt-Putt Course repairs, and was instructed that in future, this should be unnecessary if repairs are made as needed.
  6. Ed was instructed that he is to locate any repairs needed as they come up, at which time he is to make the necessary repairs and submit the bills at the next meeting, rather than wait for a meeting to get approval for this.
- D. The ULV/ATV tags and waivers are ready and available in office.
- E. Lot owners are responsible to report violations of the ULV/ATV regulations IN WRITING.

Rick reported that he has received the original deed for the property from Gerald Thom and it will be placed in the safety deposit box.

Location of the safety deposit box keys was discussed, and it was determined that it is not necessary for any one individual to retain a key, since there must be two bonded representatives present for the opening of the box. One key is kept in the locked file cabinet and the other is kept at the bank.

Rick presented a copy of the lot sales promotion letter sent out by the Cooks, and it was agreed that there is nothing in this letter to which we would take exception. There was some question regarding the actual date of transition from Nashville Company to Wildridge Association, Inc. This does not appear to be important, since the State of Indiana recognizes our legal incorporation as of Feb., 1987.

Ken presented the financial report through July 31, 1987.


- A. He explained that the electric was higher than expected due to the extreme hot weather and unusually large attendance on the grounds this summer causing the air conditioning in the Day Lodge to be in constant use.
- B. There have been liens filed against 16 leaseholders.
- C. The income/expense for August through December has been estimated and the current trend would indicate a small profit possibility.
- D. It would appear that, in order to obtain and retain good employees, we must provide for adequate pay and some basic benefits for each of them. This discussion ensued, with the following result:  
MOTION--Clarence,--SECOND--Rosie: Each eligible Wildridge employee will receive, on December 1 each year, one-half day's pay (maximum of five days' pay) for each month worked after four (4) months continuous employment. This policy is to be effective on January 1, 1987 and is applicable only to those employees of record on this date, August 29, 1987. MOTION PASSED UNANIMOUS

Dumpsters are relocated and signs are being re-done due to a problem when they were erected. Eli has asked if we would spray the dumpsters occasionally. We agreed to instruct Ed to see that this is done at least weekly, and that whoever goes to spray them should sign out for this purpose and sign in on his return to the grounds. Employee will be expected to clean up any unsightly or improperly emptied trash at time of spraying.

The social committee has been asked to make monthly report by the first of each month so we will have it in time for the stated meeting (if holiday falls on first Saturday, then this report should be in one week early). This report should contain activity since last report, plans for activity before next report, problems which may need board attention and a report of committee's financial condition.

Since there were two "Welcome Letters" suggestions submitted,

TO: Wildridge Association Board of Directors  
Ron and Jim Cook  
Ed Kersage

FROM: R. Dixon 

SUBJ: Wildridge Association  
Board of Directors Meetings

DATE: Sept. 23, 1986

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Each month, Rosie Minyard will submit to me the meeting minutes from the previous month's Board of Directors Meeting. I will send each of you a copy of those meeting minutes as well as a tentative agenda for the next scheduled meeting. The agenda will contain both old and new items we need to address as well as specific individuals that will summarize the issues for discussion. Items that you wish to have on the agenda should be communicated to me no later than 10 days prior to the next meeting. This will allow us to address the major items of concern to the association and its membership, in an orderly fashion. After agenda items are addressed, we can then review any open questions or subjects relevant to the organization.

Until such time as the Wildridge Association is incorporated with a formal charter, constitution, bylaws, etc., I propose that we use the "Roberts Rules of Order" (a manual of parliamentary procedure) as our guide for all meetings, rules of order, duties of officers, committees, etc. This will allow consistent interim handling of procedures, rules of order, etc., while we are in the learning process. This will be discussed in more detail at the October 4, 1986 meeting.

Please let me know if anyone has any suggestion on how we should run our business meetings or if we should be doing anything differently.

RD:jd

AGENDA FOR SATURDAY 10-4-1986

- R. Minyard 1. Submission of minutes with any required corrections for acceptance into record.
- \* J. Dalton 2. Status of repair of card/key security gate system, and security in general. *parts ordered!* *H. DAUM - CHAIRMAN*  
E. Kersage  
R. Cook *J. DALTON - CO-CHAIRMAN*
- E. Kersage 3. Submission, for review, suggestions and or complaints formerly submitted via the suggestion box.
- R. Cook 4. Review items pertinent to turning over Wildridge  
J. Cook from the Nashville Corporation to Wildridge Association.
- R. Dixon 5. Review requirements guidelines for: constitution,  
R. Cook bylaws, rules of order, officers and committees duties, responsibility, etc. *JERRY - CHAIRMAN*  
*K.J.B. - CO-CHAIRMAN*  
*R. DIXON -*
- R. Minyard 6. Review need, cost, typical schedule for publishing  
K. Burge *CHAIRMAN* an Association Newsletter possibly three ~~or four~~  
R. Dixon *ED -* times per year. (i.e. November - ~~April~~ - July)  
*FEB.*
- ~~R. Carter~~ 7. Begin to review proposed system for handling fiscal  
K. Burge responsibilities. Bank Account, Checking Account,  
R. Cook Transfer of Funds, Bonding, etc.
- H. Daum 8. Review, recommend cost, placement of security, dusk  
K. Bohm to dawn lighting of public area (Day Lodge, Rest Rooms, Outdoor Pavilion).
- K. Bohm 9. Review typical cost associated with grass cutting equipment/tractor.
- Open 10. Consider cost of other equipment we may want to consider for purchase in the future and as funds are available.
- Open 11. Miscellaneous items open for discussion.

K. Burge

WILDRIDGE ASSOCIATION BOARD OF DIRECTORS

AGENDA FOR OCTOBER 3, 1987 @ 9:00 A.M.

- R. Minyard 1. Review Previous Minutes
- E. Kersage 2. Review Manager Problems, Comments, Discussion:  
J. Dalton/R. Dixon - Door Prices/Lock Prices  
J. Dalton/K. Burge - Set Back Thermostat  
J. Dalton/C. Switzer - Shower Stall Curtains  
C. Switzer/E. Kersage - Security Lights  
C. Switzer/E. Kersage - ULV/ATV Tag Implementation  
Open - Winter Schedule - Utilities  
E. Kersage - New Items to Report  
and/or Action Items
- R. Minyard 3. ✓ Review/discuss, if required, suggestions from  
Suggestion Box.
- R. Dixon 4. ✓ Legal update on pending items.
- K. Burge 5. Financial Report
- K. Burge/R. Dixon 6. ✓ Social Activities/Report
7. Rules & Regulations  
✓ R. Minyard - Open - Sales of Lots/Campers,  
Welcome Letter  
✓ C. Switzer - Open - Security, Gate, Restrictions  
✓ K. Boehm/R. Dixon - Proposed Building Regulations  
(Attached)  
Open - Review other restrictive covenants.
8. Miscellaneous Items, Round Table Discussion

October 3, 1987

The regular meeting of Wildridge Association, Inc. Board of Directors was called to order at 9:05 a.m. by the president, Rick Dixon in the Day Lodge on Oct. 3, 1987. All directors were present.

Minutes from the Aug. 29 meeting were accepted as submitted, and Harold announced that the Telephone Co. had contacted him to install a phone at his camper (#318), but he decided he did not want one due to the necessary location of the wires.

Ed Kersage, manager, was present for a review of action items pertinent to him.

MOTION---CLARENCE, SECOND---KARL, CARRIED: "Rick is to purchase six doors with dead-bolt locks and passage handles at the most reasonable possible price." These doors are to be used at the bath house for utility room, lifeguard room, men's room, ladies room and two front entrances. Prices were to be about \$125 each, but this was flexible depending on sales.

We agreed, after investigation, to drop the "energy-saving thermostat" project because we find that we cannot use this type thermostat on our particular type heating system.

Clarence announced that security lights have been installed where possible. Karl, Clarence and Harold are to look into overall plan for security lights throughout property for possible relocation and additions or deletions to present lighting. The floodlights on sign must be turned off at midnight by the guard on duty at that time.

The winter schedule for utilities was discussed, and it was agreed that Karl will accompany Ed and Doug for the annual general water shut-off. Doug has asked Jerry to notify him when he completes winterization of lots so that the individual systems may be shut off whenever possible to save time later. This was deemed to be a good idea, even though some of the water lines serve two lots and he will have to be sure not to cut off those not yet winterized.

The pool pump needs total overhaul, and the best estimate of cost is \$395.00. Since this is necessary and less expensive than a complete new motor, we agreed to have it done:

MOTION---JERRY DALTON, SECOND---CLARENCE, CARRIED: Karl should have pump repaired/overhauled as required with minimum 1 year warranty in order to cover complete season.

Plans were submitted by lots # 277 (Reynolds) and Mr. Smith will submit plans. Approvals or rejections will be returned in writing.

The Social Committee will be required to submit communications in writing within adequate time for directors

to study prior to regular board meetings. Otherwise, we will be unable to make fair decisions regarding their projects.

Security staff will return to winter schedules on Nov. 1, which will require three eight-hour shifts for seven days a week. Ed will get written applications and will review with Clarence before hiring and scheduling.

Clarification of our previous determination regarding employees sign-out procedures was requested by Ed. We all are in agreement that ALL EMPLOYEES ARE TO SIGN IN AND OUT WHEN ENTERING OR LEAVING GROUNDS. This signing may be done for the employee (including manager) by guard if guard initials signature to assume responsibility therefore. Since there is apparently a problem, Clarence agreed to change the sign-out sheets to include column for time of leaving and returning and the destination or reason for leaving.

A letter was submitted by Mr. Riggs, who had apparently discussed his problem with most directors previously. Rick will respond to the problem personally and send copies of his response to each director.

Ken stated that Sept, 1987, was the highest electric bill in our history. He also suggested that the trash dumpsters are much lighter now and we may be able to decrease our trash pick-up. Ken requested a decision regarding the filing of liens against those leaseholders not having paid their mowing fees. MOTION--KARL, SECOND--JERRY, CARRIED: Liens will be filed against any leaseholder indebted to the corporation for the same fees for more than six months.

Jerry Dalton has asked to be excused from any votes or opinions pertinent to building codes and restrictions. He has asked this due to the possibility of conflict of interest.

Building Restrictions & Codes will be discussed in more depth next meeting, due to need to allow directors more time to study those submitted. Rick and Karl will study them in more depth and report at the next meeting, at which time a vote will be taken.

Next meeting will be Saturday, November 7, 1987 at 9:00a.m. (Crawford Co. time).

Respectfully submitted,



LAST NAME: Andrews  
LOT 3: 656  
SUBJECT: Utilities

FIRST NAME: Jim  
DATE: 10/3/87  
ATTITUDE:

COMMENTS: I agree with item #14 (opinion survey - utilities shut-off) if it doesn't include electrical usage. If item 15 is put into force, then the annual fee should be reduced. There are other methods to controlling the electrical usage during the winter than stated in item 15.

LAST NAME: Riggs  
LOT 3:  
SUBJECT:

FIRST NAME:  
DATE:  
ATTITUDE:

COMMENTS: Letter taken by Rick Dixon for immediate response.

LAST NAME: Elliott  
LOT 3: 39  
SUBJECT: building codes  
COMMENTS:

FIRST NAME: Don  
DATE: 9/13/87  
ATTITUDE:

I want to close in my ditch so I can provide storage access for my boat. I will begin 2 days after next board meeting if I don't hear negatively from you before then.

LAST NAME: Elliott

FIRST NAME: Don

LOT 3: 39

DATE: 9/13/87

SUBJECT: utilities

ATTITUDE:

COMMENTS: One of the reasons I have a lot here is fall hunting. I know water needs cut off so as not to freeze, but I would like the other utilities left on until after deer season ends.

WILDRIDGE ASSOCIATION BOARD OF DIRECTORS  
AGENDA FOR NOV. 7, 1987 @ 9:00 A.M. (CRAWFORD COUNTY TIME)

- R. Minyard 1. Review Previous Minutes
- E. Kersage 2. Review Manager Items - Problems
- R. Dixon/E. Kersage - Doors/Locks
  - K. Boehm/E. Kersage - Winter Schedule Activities/  
Utilities
  - E. Kersage - Dumpster Contract  
- New Items and/or Action Items
- R. Minyard 3. Review Suggestions from Suggestion Box
- R. Dixon 4. Financial Update from K. Burge
- R. Dixon 5. Review of Board of Directors, Voting, Term of Office.  
Legally, it appears that the Articles of Incorporation assign responsibility of Duties of Directors, Officers, their election and term of office, to the By-Laws. Article IV Sec. 1 addresses election, terms and duration. The votes as tabulated in R. Minyard's listing is correct and the duration of term of offices based on voting is correct. However, based on the specific wording that "each director shall hold office until their respective successor is chosen and qualified" dictates that the term of office will coincide with the Annual Membership Meeting the 2nd Saturday of June.
- Anyone wishing to contest the above should make a motion to turn this matter over to an attorney for a legal opinion and decision.
6. Rules & Regulations
- K. Boehm/R. Dixon - Review proposed building regulation.
  - Open - Review other candidates for update.
7. Open - Miscellaneous Items

November 7, 1987

The regular meeting of the Wildridge Association, Inc. Board of Directors was called to order in the Day Lodge by President Rick Dixon. Those present were Karl Boehm, Harold Daum, Jerry Dalton and Rick Dixon. Jerry took notes and prepared minutes due absence of secretary.

Minutes of October meeting were accepted as submitted.  
MOTION--KARL, SECOND--HAROLD, CARRIED

Doors are installed and are to be painted week of Nov. 9. Everything has been winterized, including the pool. We need to set up a program for the dumpster at the December meeting. Ed will check on any other dumpster service in the area and the cost of dumping at the dump.

Suggestion box was empty.

Rick asked for input from every director as to what they think on the subject of buildings, add-ons, and concrete.

Ed reported that the gate malfunctioned and scraped the top of a van, causing damage of \$364.69. Ed will contact in order to clear us with the Insurance Co.

Karl has brought up the subject of a new truck for reconsideration.

We will consider a road account at the December meeting.

Adjourned at 10:08.

Next meeting is December 5, 1987.

Jerry Dalton, Sec.Pro-Tem

## *Dalton Recreational Vehicles*

SALES AND SERVICE

TRAVEL TRAILERS - TRUCK CAMPERS - TRUCK COVERS

R.R. 3 - WOODVILLE ROAD

MITCHELL, INDIANA 47446

Present at Meeting: Karl, Harold, Jerry and Rick

Motion made- Karl

Second- Harold to except October minutes.

Doors are installed and are to be painted week of 11-9. Everything is winterized including the pool. We need to set up a program for the dumpster at the December meeting. Ed will check on any other dumpster service in the area and the cost of dumping at the dump.

No suggestions in the box.

Rick ask for input from every member as to what they think on the subject of buildings, add-ons, and concrete.

Ed reported that the gate malfunctioned and scraped the top of a van causing damage of \$364.69. Ed will contact in order to clear us with the Insurance Co.

Karl has brought up about a new truck.

We will consider a road account at December meeting.

Adjurned at 10:08

Next meeting is December 5, 1987.

WILDRIDGE ASSOCIATION BOARD OF DIRECTORS  
AGENDA FOR DEC. 5, 1987 & 9:00 A.M. (Crawford County Time)

- |                       |                                                                                                                                                                           |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R. Minyard            | 1. Review Previous Minutes                                                                                                                                                |
| E. Kersage            | 2. Review Managers Items/Problems                                                                                                                                         |
|                       | E. Kersage - Doors                                                                                                                                                        |
|                       | E. Kersage - Getting Ready For Winter                                                                                                                                     |
|                       | E. Kersage - Equipment/Supplies Needed                                                                                                                                    |
|                       | All           - Dumpsters/Contract                                                                                                                                        |
|                       | All           - Open Items/Action Items                                                                                                                                   |
| R. Minyard            | 3. Review suggestions from suggestion box.                                                                                                                                |
| K. Burge              | 4. Financial Update                                                                                                                                                       |
|                       | a. Review major candidates for purchase: equipment,<br>supplies, stickers for cars, etc.                                                                                  |
|                       | b. Special account for roads.                                                                                                                                             |
|                       | c. Miscellaneous                                                                                                                                                          |
| R. Dixon              | 5. Internal Auditor                                                                                                                                                       |
| R. Minyard            | 6. Newsletter - Winter Issue                                                                                                                                              |
| K. Boehm/<br>R. Dixon | 7. Review revised " <u>Less Restrictive</u> " building code<br>consistent with <u>current facilities</u> done in good<br>taste and not resource intensive (see attached). |
| Open                  | 8. Miscellaneous Items                                                                                                                                                    |

# WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

December 23, 1987

Mr. Robert Albers  
8315 Siesta Way  
Louisville, KY 40219

Dear Bob:

Again, thanks for agreeing to serve as the Wildridge Association Internal Auditor. We appreciate it.


Ken Burge, our Treasurer, will be turning over financial records to you for audit during the middle or later part of January. I assume you will set up the procedures you need to audit the financial records, transactions, etc.

In addition to Ken Burge and I, you may call upon any of the other Board of Directors or Ed Kersage to assist you in this audit. I have also asked Clarence Switzer, a member of the board, to assist in any manner that is required.

When you have completed your audit, we would like a statement from you as well as any recommendations that you may have. Copies of this statement will be posted, made available to membership, and a copy will be sent to our insurance and bond carrier.

Please call me if I can be of assistance.

Sincerely,



Richard C. Dixon  
President, Wildridge Association

RD:jd