

WILDRIDGE ASSOCIATION BOARD OF DIRECTORS

AGENDA FOR JANUARY 9, 1988 AT 9:00 A.M. (CRAWFORD COUNTY TIME)

- R. Minyard 1. Review Minutes Of Previous Meetings
- E. Kersage 2. Manager's Items/Problems - Action Items To Review
- R. Minyard 3. Review Suggestion Box
- C. Switzer 4. Report On Mileage/Round For Security Check
- K. Burge 5. Financial Update In General - Review
- a. 1988 Wage Increase
 - b. 1988 Gas Allowance Potential For Security Guards
 - c. 1988 Consideration For Truck Purchase - Cont'd.
Discussion From Last Meeting
- R. Dixon 6. Status of Dumpster Bid Response
- R. Minyard 7. Winter Newsletter Status
- K. Boehm/
R. Dixon 8. Building Code
- R. Dixon 9. 1988 Membership Survey - Begin to review potential ideas
for Membership Survey, i.e.: Truck Purchase, Road Assess-
ment
- Open 10. Miscellaneous Items

January 9, 1988

The regular meeting of Wildridge Association, Inc. Board of Directors was called to order at 9:00 a.m. by President Rick Dixon. Others present were Ken Burge, Karl Boehm, Jerry Dalton and Clarence Switzer. In the absence of the secretary, Jerry Dalton took notes and prepared the minutes.

MOTION--CLARENCE, SECOND--KARL: Accept minutes from last meeting. Carried.

Manager Ed Kersage reports that we must have an underground water leak, as we used well over the minimum. It was decided to shut off water to Day Lodge and carry water until the ground thaws enough for Eli to dig.

Received a notice from Bob Lemon, Lot #391, that he would like all correspondence to be sent to new lot owner since he is selling on contract and is listed as owner. He is being advised that this can not be done.

Con Clark, Lot #655, complained on the grass mowing rules but agreed to honor them.

Walter Murphy, Lot #243, sent \$180.00 of a \$214.00 balance on 1987 debt.

Could not locate Kenny for a new bid on the trash pick-up. Clarence agreed to get a bid from Rumke Co. for trash pick-up.

NEW BUSINESS:

For February meeting, Rick would like for 3 Or 4 directors to inspect grounds for any building eyesores, etc. and report.

Clarence will get a portable spot light for night rounds.

Clarence measured the security guards' rounds, which is 4 miles. At 2 rounds per shift, this is 8 miles.

It was decided that the security guards will be required to make at least 2 rounds per shift at 22 1/2 cents per mile. Additional will be compensated at the same rate, with the employee required to list miles and reason for the trip.

FINANCIAL UPDATE:

Liens on Lots #139 and #140 (owner John Conklin) have been paid. Lien on Lot #254 has been paid.

WAGES:

Raise for all employees except manager will be 5%, with manager to receive 10%; to be effective January 1, 1988.

MOTION--CLARENCE; SECOND--KARL. Carried.

An amount not to exceed \$1500.00 was allocated to Clarence for purchase and pick up a self-propelled roller for road work. MOTION--JERRY; SECOND--KARL. Carried.

NEWSLETTER:

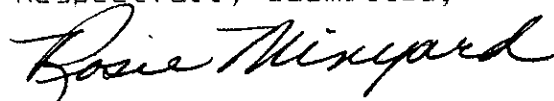
Correction of spelling of volunteer auditor's name from Elbers to Albers.

BUILDING CODE:

The building code as presented on 11-16-87 was accepted. MOTION--KEN; SECOND--JERRY. Carried.

NEXT MEETING--FEB. 6, 1988 at 9:00 a. m. in Day Lodge.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rosie Minyard". The signature is written in black ink and is positioned between the typed name and the typed title.

Rosie Minyard, Secretary

Dalton Recreational Vehicles

SALES AND SERVICE

TRAVEL TRAILERS - TRUCK CAMPERS - TRUCK COVERS

R.R. 3 - WOODVILLE ROAD

MITCHELL, INDIANA 47446

MONTHLY MEETING FOR JANUARY
JANUARY 9, 1988

PRESENT AT MEETING: RICK, KEN, KARL, CLARENCE, AND JERRY.

MINUTES: MOTION TO ACCEPT MINUTES FROM THE LAST MEETING MADE BY CLARENCE, SECONDED BY KARL. MOTION CARRIED.

ED: REPORTS THAT WE MUST HAVE AN UNDERGROUND WATER LEAK AS WE USED WELL OVER THE MINIMUM. IT WAS DECIDED TO SHUT OFF THE WATER TO THE RECREATION ROOM AND CARRY WATER UNTIL THE GROUND THAWS ENOUGH FOR ELI TO DIG.

RECEIVED A NOTICE FROM BOB LEMON, LOT #391, THAT HE WOULD LIKE ALL CORRESPONDENCE TO BE SENT TO NEW LOT OWNER SINCE HE IS SELLING ON CONTRACT AND IS LISTED AS OWNER. HE IS BEING ADVISED THAT THIS CAN NOT BE DONE.

DON CLARK, LOT #655, COMPLAINED ON THE GRASS MOWING RULES BUT AGREED TO HONOR THEM.

WALTER MURPHY, LOT#243, SENT \$180.00 OF A \$214.00 BALANCE ON 1987 DEBT.

COULD NOT LOCATE KENNY FOR A NEW BID ON THE TRASH PICK-UP. CLARENCE AGREED TO GET A BID FROM RUMKE CO. ON TRASH PICK-UP.

NEW BUSINESS: FOR FEBRUARY MEETING RICK WOULD LIKE FOR 3 OR 4 BOARD MEMBERS TO INSPECT GROUNDS FOR ANY BUILDING EYESORES, ETC. AND REPORT.

CLARENCE WILL GET A PORTABLE SPOT LIGHT FOR NIGHT ROUNDS.

CLARENCE MEASURED THE SECURITY GUARDS ROUNDS WHICH WAS 4 MILES. AT 2 ROUNDS A SHIFT THIS IS 8 MILE.

IT WAS DECIDED THAT THE SECURITY GUARDS WILL BE REQUIRED TO MAKE AT LEAST 2 ROUNDS PER SHIFT AT \$.22½ PER MILE. ADDITIONAL TRIPS WILL BE AT \$.22½ PER MILE WITH THE EMPLOYEE LISTING MILES AND REASON FOR THE TRIP.

Dalton Recreational Vehicles

SALES AND SERVICE

TRAVEL TRAILERS - TRUCK CAMPERS - TRUCK COVERS

R.R. 3 - WOODVILLE ROAD

MITCHELL, INDIANA 47446

FINANCIAL UPDATE: LEINS ON LOT #139 AND #140 (OWNER JOHN CONKLIN) HAS BEEN PAID. LEIN ON LOT #254 HAS BEEN PAID.

WAGES: MOTION MADE FOR 5% RAISE FOR ALL EMPLOYEES EXCEPT MANAGER WHO WILL RECEIVE A 10% RAISE. RAISE WILL BE EFFECTIVE JANUARY 1, 1988. MOTION MADE BY CLARENCE, SECONDED BY KARL. MOTION CARRIED.

MOTION MADE TO ALLOCATE UP TO \$1,500.00 TO CLARENCE TO PURCHASE AND PICK UP A SELF-PROPELLED ROLLER FOR ROAD WORK. MOTION MADE BY JERRY, SECONDED BY KARL. MOTION CARRIED.

NEWSLETTER: CORRECTION OF ALBERS FROM ELBERS.

BUILDING CODE: MOTION TO ACCEPT BUILDING CODE AS PRESENTED ON 11-16-87. MOTION MADE BY KEN, SECONDED BY JERRY. MOTION CARRIED.

WILDRIDGE ASSOCIATION BOARD OF DIRECTORS

AGENDA FOR FEBRUARY 6, 1988 AT 9:00 A.M. (CRAWFORD COUNTY TIME)

AGENDA

- | | |
|---------------------|--|
| R. Minyard | 1. Minutes Of Previous Meetings |
| E. Kersage | 2. Manager Items/Problems - Action Items |
| Kersage/
Switzer | 3. Dumpster Bid Proposals |
| R. Minyard | 4. Review Suggestion Box |
| K. Burge | 5. Financial Update |
| Open | 6. Review Standard Letters for: property requiring
maintenance, hazardous trees, other recommendations and
comments on " <u>Eyesores</u> " |
| Boehm/
Dixon | 7. Other Building Code/Restriction Items |
| R. Dixon | 8. Auto ID Labels, Visitor Passes |
| Boehm/
Switzer | 9. Recommendations For Stop/Yield Signs |
| Open | 10. June Meeting |
| Open | 11. Miscellaneous Items |

February 6, 1988

The regular meeting of Wildridge Association, Inc. Board of Directors was called to order at 9 a.m. by President Rick Dixon. Others present were Harold Daum, Karl Boehm, Ken Burge, Jerry Dalton and Clarence Switzer. In absence of secretary, Jerry Dalton took notes and prepared the minutes.

MOTION--CLARENCE, SECOND--KARL. Accept minutes from last meeting. Carried

Manager Ed Kersage reports that a bleeder valve was found to have burst and has been repaired. This is no assurance that there will be no other leaks found when the ground thaws.

The electronic gate is to be re-wired by Fischer Electric Co. The board authorized Ed to check lots for dead trees and send out a new notification form to lot owners. If they do not respond, the board will then follow up. The same procedure will be followed in eyesore situations. All contractors and anyone building on a lot will need to pick up a copy of the building code from the manager's office and then submit a proposal to the board to be reviewed at the next regular meeting. White Oak Services dumpster and trash pick-up bid for full year as scheduled was \$3,480.00. The suggestion box was empty.

Ken Burge submitted the financial update.

Two auto ID stickers and two guest cards will be sent out as soon as possible, but only to paid-up members.

Clarence has purchased a self-propelled roller. Total cost is not certain until it is put back in shape and delivered. Recommendations for stop/yield signs were tabled until next meeting.

In the newsletter, notice will be given to all lot owners that the amount of electric service going into their units will be monitored and if it exceeds 30 amps, they will be charged accordingly. The newsletter is to make special note that ALL LINES MUST BE RUN THROUGH THE 30-AMP BREAKER IN THE BOX ON THE PROPER LOT. The social calendar was submitted by the Social Committee and reviewed by the board. Bingo games in the recreation room EVERY SATURDAY was questioned. Also question bingo and dance on the same night. Jerry is appointed to contact Priscilla Stevens and have a report for the March meeting.

Jerry Dalton, Sec.Pro-Tem

The regular meeting of Wildridge Association, Inc. of Directors was called to order 9:00 AM by President Rick Dixon. Others present were Harold Daum, Karl Boehm, Ken Burge, Jerry Dalton and Clarence Switzer. In absence of the secretary, Jerry Dalton took notes and prepared the minutes.

Motion-Clarence, Second-Karl Accept minutes from last meeting. Carried.

Manager Ed Kersage report that a bleeder valve was found burst and was repaired, but we may find other leaks when ground thaws.

The electronic gate is to be rewired by Fischer. The board authorized Ed to check lots for dead trees and send out a new form to lot owners and if they do not respond, the board will then follow up. The same procedure will be followed in eyesore situations. All contractors and anyone building on a lot will need to pick up a copy of the building code from the managers office and then ~~submit~~^{submit} a proposal to the board to be reviewed at the next regular meeting. White Oak Services bid for full year as per scheduled for \$3480.00. Suggestion box was empty.

Ken Burge submitted the financial update.

Two auto I.D. stickers and two guest cards will be sent out as soon as possible, but only to paid up members.

Clarence has purchased a self-propelled roller. Total cost is not certain until it is put back in shape and delivered. Recommendations for stop/yield signs were tabled until next meeting.

In the newsletter-notice is hereby given to all lot owners that the amount of service going into their units will be monitored and if it exceeds 30 amps, then charges will have to be made. NOTE-All lines must be run through the 30 amp breaker in your box. The social calendar was submitted by the Social Committee and reviewed by the board. Bingo games in the recreation room every week on Saturday was questioned. Also question of bingo and a dance the same night, Jerry was to contact Priscella Stevens and have a report at the next meeting.

Jerry L. Dalton

SOCIAL COMMITTEE NOTES - IDEAS

FOR 1988 SOCIAL CALENDAR

P. Stevens - via letter to R. Dixon on 1-26-88

Request Board's Approval For

1. Material to be submitted in April Newsletter or they would have printed.
2. Since recreation room is "seldom used for anything other than games", they would like to have weekly bingos from 6:30 - 9:00. They would be willing to cancel if it was needed for some other specific purpose. Weekly bingos would start May 21, 1988.
3. One social activity per month.
 - June 4 - Bazaar - 10:00 a.m. - 4:00 p.m. - Shelter House
 - July 2 - Dance - 8:00 p.m. - 11:30 p.m. - Shelter House
 - July 30 - Teen Social - 8:00 p.m. - 11:30 p.m. - Shelter House
 - Aug. 6 - Ice Cream Social - 7:00 p.m. - Shelter House
 - Sept. 10 - Wiener Roast - 7:00 p.m. - Shelter House
4. Other miscellaneous activities: crafts, talent nights, classes, etc.
5. Sell T-shirts, sweat shirts, caps, etc., starting April.
6. Repair mini-golf course with material provided by Association.

January 1988 Financial Statement (Kay Tanksley, Treasurer)

Old Bank Balance	879.17
Bingo Supplies, R&R Advertising	125.40
New Bank Balance	753.77
Petty Cash	<u>25.00</u>
TOTAL	778.77

WildRidge ASSOCIATION

SAMPLE

R. R. 1
BIRDSEYE, INDIANA 47513

**** NOTICE ****

DATE _____

Dear Fellow Member:

The _____ on your lot is under dire need of repair, maintenance or replacement. In keeping with the spirit of the Association's Rules and Regulations, this problem should be corrected as soon as possible.

We know that you would like to see your neighbors and your property in Wildridge maintain its value and market potential. Only in this way can we protect the investment we have all made in Wildridge. We solicit your help in correcting the above problem.

Thank you for your cooperation.

Wildridge Association Board of Directors

NOTE: For further information, contact Ed Kersage at 812-685-2489 or _____

Additional Comments: _____

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

SAMPLE

****NOTICE****

DATE: _____

Dear Fellow Member:

During one of our rounds through the association grounds, we identified a dead tree on your lot which is potentially a hazard to yourself and/or your neighbors. Since the tree is on your property, you are personally liable for any damages to property or bodily injury or any resultant legal action which may be brought about due to potential negligence.

You are also responsible for the cost of removal and disposal of the tree. If you wish, we will provide names of contractors who specialize in this type of work. If you contact one on your own, you need to know that the contractor is required to be insured and bonded in order to protect the Wildridge Association and its membership.

Please don't hesitate to call Ed Kersage at 812-685-2489 if you need any help in handling this problem.

Thank you for your help.


Wildridge Association Board of Directors

**WILDRIDGE ASSOCIATION BOARD OF DIRECTORS
AGENDA FOR MARCH 5, 1988 at 9:00 A.M. (CRAWFORD COUNTY TIME)**

AGENDA

- | | |
|-------------------|--|
| R. Minyard | 1. Minutes of Previous Meeting |
| R. Minyard | 2. Review Suggestion Box |
| E. Kersage | 3. a. Manager Items/Problems/Actions
b. Finalize Dumpster Contract
c. Spring Opening |
| K. Burge | 4. Financial Review |
| R. Dixon | 5. Finalize Social Calendar
Frequency and Location of Bingo's
(Shelter House vs Day Lodge) |
| Boehm/
Switzer | 6. Status of Stop/Yield Signs and Recommended Placement |
| Open | 7. Newsletter - Spring Issue
Mailing To Include: Auto ID Labels & Guest Cards? |
| Open | 8. June Meeting |
| Open | 9. Miscellaneous Items |

NOTE: Board Meeting Minutes have not been published or available for meeting held in Feb. and one other month recently.



2/26/88

WILDRIDGE ASSOCIATION, INC.
MINUTES OF MEETING
MARCH 5, 1988

The regular meeting was called to order by President Rick Dixon at 9:05 a.m. in the Day Lodge. Other directors present were Ken Burge, Harold Daum, Clarence Switzer, and Rosie Minyard. Karl Boehm and Jerry Dalton were absent. Manager Ed Kersage was present for his report.

Reading of minutes was dispensed with and they were accepted as submitted by MOTION--CLARENCE, SECOND--HAROLD.

The suggestion box was empty.

Ed asked for permission to provide names and addresses of directors and lot owners to other lot owners. It was agreed as had previously been stated, that information regarding the directors on the original list was to be made available to the lot owners. This list includes only that information which we, individually, do not object to being provided. On the other hand, information regarding lot owners should be kept confidential for office and directors use only, except in individual circumstances which should be discussed with at least one director.

The only application for directorship received thus far is from Dan Cooley.

Ed brought up the question of mailing to contract purchasers rather than to lease holder when the contract has been recorded as a purchase agreement. It was decided that we will, from now on, send mailings to both the leaseholder and the contract purchaser to avoid any problem with failure to be notified of responsibilities as they arise.

Rosie agreed to check with State Board of Tax Commissioners regarding the obligation to permit County Assessor access to property within Wildridge grounds. This action due to letter received from Mr. Jerry D. Miller, lot owner.

The problem with leaves in ditches has again become obvious. It was agreed that we will include this issue on the annual "Opinion Survey" with a possible offer to provide this service on the same basis as the mowing service contract now in effect.

Ed brought up the problem of repair of the guard house, which is cold in winter to the point of uselessness and leaks water with each rain. He had obtained a repair estimate from Eli Snelling of \$396.00, but felt that he and the other employees could do the work much cheaper. Clarence was in agreement that the building is in dire need of repair, but is in such bad structural condition that it would probably be a waste to

put money into minor repairs. We agreed to make a physical inspection of the building and either make the necessary major repairs or provide a new building in part or in whole. Tabled, pending inspection and more estimates, especially insulation. We would like guard to occupy the guard house year round if we are able to provide satisfactory facilities that will not be hazardous to their health.

Flags are in very bad shape, and Clarence agreed to obtain new ones.

Twenty-four hour security was again discussed and it was agreed that it will be included in the "Opinion Survey" again, this time with different wording.

Ed reported that the electric gate is fixed and the insurance company was contacted.

Water will be turned on between March 1 - 15.

Furnace and air conditioner need to be serviced, and Ed was instructed to have this done as soon as possible.

The pool requires 8 gallons of paint per coat at a cost of \$24.80 @ gallon. Ed was instructed to make all necessary repairs to pool before painting and then to proceed to paint.

Ken was advised that the bonding fee is now due and that we will retain it as written previously.

It has been determined that we are required to pay a minimum water assessment of \$248.06 for 13,000 gallons before additional usage costs begin.

MOTION--ROSIE, SECOND--CLARENCE to retain White Oak Trash Removal Service again this year. CARRIED
Ed was excused, having completed his report.

MOTION--ROSIE, SECOND--CLARENCE that Rick prepare a letter for directors' approval to be sent to the Social Committee-- if director fails to respond within time specified with letter, it will be considered to be approved, and mailed to committee.

A problem of Ed's availability on grounds during working hours was again addressed--this time with a written complaint (anonymous out of courtesy to complainant). It was agreed that, since adoption of our personnel procedures and the fact that this problem has been previously discussed with Ed, Ken and Rick would advise Ed in person that a written reprimand was being prepared and would be received by him soon. Authority to take whatever action was deemed necessary by Rick was delegated to him by unanimous vote of the board on MOTION--CLARENCE, SECOND--ROSIE.

Clarence agreed to have a layout for proposed STOP/YIELD sign proposal at next meeting.

The Spring issue of the Newsletter is to include 2 labels and 2 guest cards for each lot owner, and this mailing will be contained in envelopes. Rosie was instructed to include an update on the Director Election due to the expiration of terms of Daum and Dalton; notification of label and card inclusion; a dues update and the social calendar.

MOTION--CLARENCE, SECOND--KEN that we present each outgoing director a gift plaque at completion of each term of office, and that a permanent wall plaque be hung in the Day Lodge with each director's name and dates of service. CARRIED.

Karl has suggested that Doug needs, and has earned in his opinion, a wage increase to \$5.25 per hour plus a mileage allowance to be based on mileage listed on written report indicating miles driven, location to and from and reason for trip. MOTION--HAROLD, SECOND--CLARENCE. CARRIED.

The meeting was adjourned. Next meeting will be April 2 at 9:00 a.m. (Drawford Co. time).

Respectfully submitted,



Rosie Minyard, Secretary

Rosie

April 2, 1988

The regular monthly (April) meeting of Wildridge Association, Inc. Board of Directors was called to order in the Day Lodge at 9 a.m. by president Rick Dixon. Also present were directors Harold Daum, Jerry Dalton, Karl Boehm and and Rosie Minyard. Guests invited to represent the Social Committee were Kay Tanksley and Ron Stephens.

The first hour of the meeting had been promised the Social Committee representatives, allowing an opportunity to work together on potential problems of the proposed Social Calendar. Having reached an understanding regarding the responsibilities of our respective positions, we discussed the feasibility of having a weekly bingo in the Day Lodge, deciding to give it a try temporarily.

It was further agreed that all tax preparation and tax questions are to be referred to Treasurer Ken Burge while he remains the accountant for this corporation, since all monies received and disbursed by this corporation (including committees thereof, must be recorded and accounted for in order to retain our Not-For-Profit tax status.

After a recess at 10:15, we came back to order, with motion to approve the minutes submitted: MOTION, JERRY--SECOND, HAROLD.

MOTION, JERRY DALTON--SECOND, HAROLD DAUM: WE WILL ALLOW BINGO ON A WEEKLY BASIS IN DAY LODGE, WITH SOCIAL COMMITTEE RESPONSIBLE FOR SET UP AND CLEAN UP--TO BE REVIEWED AT THE JULY MEETING WITH PRISCILLA STEPHENS, CHAIRMAN.---CARRIED.

Ron Stephens agreed to provide estimates of repairs to the miniature golf course.

Karl questioned repair of pool cracks and we agreed that this year the staff could take care of this and next year we will probably have to have it done professionally.

Manager Ed Kersage was instructed to follow up on the purchase of an American Flag, which Clarence had agreed to take care of.

We agreed that there should be two windshield stickers and two guest passes included in the newsletter envelope, which Ed is to take care of stuffing and mailing. Ed is also to provide a list of lots purchased on contract in order to provide a code on those labels for mailing purposes.

MOTION, ROSIE--SECOND, KARL: LOT OWNER SHOULD BE RESPONSIBLE FOR ALL WILDRIDGE DOCUMENTS (STICKERS, PASSES, ETC.) PROVIDED HIM FOR HIS DISPERSAL TO FAMILY AND FRIENDS. CARRIED.

MOTION, JERRY--SECOND, HAROLD: CLARENCE TO BEGIN ROAD REPAIRS AND KEEP COST WITHIN REASON, INCLUDING HIRING OF EQUIPMENT AND LABOR (\$1,874.00 LAST YEAR). CARRIED.

Harold, Jerry and Karl are to review sign suggestions and report at the next meeting.

Lot owners wishing to reserve the Day Lodge Card Room should make this arrangement in the office.

Lot #106 is way behind on dues and could possibly be a good parking lot. We agreed to try for a lease agreement.

The furnace and air conditioner has been serviced. The bath house is now open and the pool will be open Memorial Day weekend, beginning on Friday.

Eli has promised to have the guard chair available for the opening of the pool. We agreed that we will need 4 more pool lights installed in order to be able to see the pool bottom.

MOTION, JERRY--SECOND, KARL: HAVE POOL LIGHTS INSTALLED AT A COST OF APPROXIMATELY \$400 PLUS WIRING AND INSTALLATION. CARRIED.

Ed was instructed to hire guards at \$3.35 per hour for a total of 80 hours per week total hours all guards.

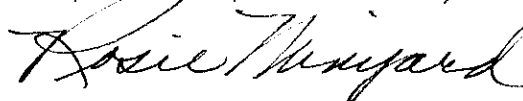
There is a new guard named Craig Main.

Notices have been sent to lot owners owing interest.

The audit report recommends a voucher system, which Ken and Rick are working on implementing.

Next meeting May 7 at 9 a.m. Crawford Co. Time.

Respectfully submitted,



Rosie Minyard, Secretary

May 7, 1988

The regular monthly (May) meeting of Wildridge Association, Inc. Board of Directors was called to order on Saturday, May 7, 1988 at 8:50 a.m. by President Rick Dixon. Also present were Directors Jerry Dalton, Harold Daum, Karl Boehm, Clarence Switzer, Rosie Minyard and Resort Manager Ed Kersage. Ken Burge was absent due to Kentucky Derby duties. Minutes of the April meeting were distributed and accepted as submitted--MOTION CLARENCE, SECOND JERRY.

Rick announced that there are now five (5) candidates for directors to be elected at the leaseholder meeting June 11. They are: Dan Cooley 579; Harold Daum 318; Ray Leonard 394; Jeff Padgett 19; and Keith "Pappy" Wills 206.

It was agreed that we would ask the volunteer committee to take care of hospitality (food, etc.); Clarence will be responsible to procure and mount flag and lead Pledge of Allegiance; Ken will prepare the financial review and procure "Hello" name tags, markers, etc.; Rosie, Harold and Clarence will assist with Membership Survey tabulation, meeting logistics, etc.; Jerry and Karl will coordinate and handout agendas, financial statements, name tags, etc. and Rick will publish the meeting agenda, coordinate Membership Survey, and procure the PA system, name plates, podium, and other miscellaneous materials and supplies.

Rick showed us the sample plaques and catalogs that he had obtained for us to select the type and style plaques to be given to the directors whose terms have expired and to be mounted in the Day Lodge. He suggested that we could have plaques etched or obtain a permanent logo for \$50.00.

MOTION--ROSIE, SECOND--HAROLD: Purchase paper/parchment certificates for the directors and purchase a board like the sample (for Day Lodge) on which to attach brass plates with director's name and term dates, at a cost of approximately one hundred seventy-five dollars (\$175.00). CARRIED.

MOTION--HAROLD, SECOND--CLARENCE: Purchase of permanent logo is not justified, moves to have names etched--at least this year--and purchase logo later if needed or warranted. CARRIED.

MOTION--CLARENCE, SECOND--JERRY: As assessor to outline procedures used for property tax assessment and submit to secretary to be read at open meeting with information made available for individual appointments for lot owners. CARRIED

We are in agreement that we need a guard from Midnight to 8 a.m. on Friday and Saturday nights and must talk to Ken about the financial possibilities in this regard.

The SUGGESTION BOX was open and there were two suggestions: (1) question regarding maintenance man interfering with Eli's construction was given to Ed to investigate (2) Solar heater for pool is outside our financial limitations.

Karl suggested that there be some changes made regarding the grass-cutting schedule, due to the unsightly condition of some lots which are outside the regular schedule. Karl states that lots needing cutting MUST be cut regardless of the geographic location. Ed indicated that Doug was following his instruction to not cut any lot unless it was within the scheduled location. We agreed that Karl's experience should be of assistance to Ed in setting up his work schedule and that he might try Karl's procedure temporarily. Karl and Ed are to work this out and advise Doug accordingly.

Karl further stated that he believes we need a MANAGER or ASSISTANT MANAGER on the grounds on Saturday and Sunday.

MOTION--CLARENCE; SECOND--HAROLD: When Ed is going to sell lots, it should be on his own time (days off and evenings) by appointment rather than during his regular working hours when he needs to be available for Association responsibilities. FOR: HAROLD, CLARENCE, KARL, ROSIE; AGAINST: JERRY. CARRIED.

Ed took exception to this motion, and was instructed that he could sell lots during his lunch hour and after 4:30 p.m. daily or anytime on Monday and Tuesday. He suggested that he would obtain a lawyer, and was told that he has that option, but that he is employed by, and works for, this Board of Directors.

Rosie was advised that the blank page in the newsletter was a result of lack of time for Rick to read it before submitting it to the printer, thus duplicating one page which was caught by printer who deleted the duplication, leaving one page blank.

Ed reported that the guard gate was broken and has been repaired.

Mrs. Breidenbaugh wants to have her own electric with meter installed on lots #289 and #290. We agreed to take this under advisement.

The regulation regarding building over power/utility facilities MUST BE ENFORCED. A recent problem was experienced due to someone having built over their power line causing extra labor and material to repair an Association problem. This led to unnecessary extra repair costs. We agreed that the lot owner should be liable for the additional

cost, but the Association should pay for the repairs.

MOTION--CLARENCE; SECOND--KARL: We should pay the bill to Fisher Electric Co. with a written announcement of our intention to investigate at which time we may request his assistance in providing the necessary break-down of costs.
CARRIED

In a discussion regarding trailer placement, Jerry stated that his business does not place trailers, but has purchasers see Eli for this service.

The Social Committee's equipment repair cost estimates are much higher than we can afford and must be put on HOLD for now, at least partially. We agreed that:
*No basketball nets to be purchased--court to be painted with paint currently on hand.
*OK to purchase tennis net
*OK to replenish necessary shuffle-board equipment
*OK to purchase two infant swing seats
We have no way to provide anything in excess of \$200.00 at this time, but committee may advertise that proceeds from their activities will be used to maintain and improve the recreational equipment and facilities.

Stop/Yield sign committee report tabled until June 3.

The Board compliments Clarence, Karl and Harold for an extremely good job on the roads, which has cost approximately \$1500.00 to this time.

MOTION--JERRY; SECOND--ROSIE: We should complete road repairs as has been started, using same procedures, materials, labor and supplies as nearly as possible until finished. CARRIED

Karl suggested that we need to place trash barrels at intervals throughout recreation area, and he agreed to prepare and place them.

Due to the Volunteer Committee meeting at 1:00 p.m., it was agreed that next meeting will be Saturday, June 4 at 9:00 a.m.

Meeting adjourned at 11:30 a.m.

Respectfully submitted,


Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION BOARD OF DIRECTORS

AGENDA FOR JUNE 4, 1988 AT 9:00 A.M.

AGENDA

- R. Dixon 1. Annual Membership Meeting. A Volunteer Meeting is also scheduled at 1:00 p.m.
- a. Follow up on tasks outlined 5-7-88.
 b. Report from County Assessors Office
 c. Report from Comm. Corp. of IN Phone Expansion
 d. Awards
 e. Summary for Survey Forms
- R. Minyard 2. Review Suggestion Box - Minutes From Last Meeting
- E. Kersage 3. Review Manager Items - Communications
- K. Burge 4. Financial Position - Status of CPA, Bonding Audit
- R. Dixon 5. Review Legal Opinion for Enforcing Restrictive Covenants and Proposed Actions
- K. Boehm 6. Building Codes, Relocation of Wildridge Utility Bldg.
- Switzer/Daum 7. Weekend Guard - Enforcing Quiet Time *A*
- C. Switzer 8. Status of Road Repair and YTD Cost *4351-205400.00*
- Switzer/Dalton 9. Stop Signs - Status and Installation
Daum/Boehm
- Open 10. Miscellaneous Items

Incl: Letter to Attorney

Notes on His Verbal Response

Sample Member Notification of Covenant Violation Resulting
In Damage or Additional Cost (Precedent Setting Example)

Wildridge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

May 16, 1988

Mr. George R. Rehnquist
230 W. Broadway
Princeton, IN 47670

Re: Enforcing Restrictive Covenants

Dear Mr. Rehnquist:

The Wildridge Association was incorporated in 1987 by the developers of Wildridge. The developers had developed a set of restrictive covenants, attached, which were applicable to every member of Wildridge. The developers did not enforce all restrictive covenants and we the Board of Directors must begin the task of enforcing these rules - for the good of all members of the association.


Form a legal standpoint, I have two questions:

1. Although the developers did not enforce all covenants - do we have the legal right to enforce?
2. Can we choose to enforce only those covenants that we deem as:
 - a. Imminent dangers to the health, welfare, safety or property of other members of the association.
 - b. Overt violations of easements as specified in the restrictive covenant.
 - c. Inordinate unfair to the average member of the association thus costing the average member more than his fair share in maintenance and upkeep cost of the association.
 - d. Other selected covenants we deem necessary in accordance with the original restrictive covenants and wishes of the majority of association membership.

Since we undoubtedly will be forced to take some members to court over some of these items - we need to have a clear understanding of our legal position.

I would appreciate a brief note from you on our legal position on the items. Please let me know if you can not provide me with an opinion by May 25, 1988.

Sincerely,



Richard C. Dixon
President Wildridge Association

RD:jd

Incl: Certificate of Incorporation
Real Estate Lease and Restrictive Covenant

GEORGE REHNQUIST 5-16-88

Verbal Review & Conclusions - Will follow up in writing.

- Since "ALL" covenants have not been enforced - may have some difficulty in proving in court.
- Doesn't want to discourage from taking some to court, just letting us know what defense someone may have.
- He does agree - we will have to take some to court such as "imminent dangers".
- Recommends we develop a new group of covenants and get all members to vote on them. If majority approve - should have no problem enforcing "ALL".
- When selecting specific ones - we will have to defend why we have singled out this violation and person to prosecute.
- Imminent dangers should be addressed.
- Must enforce all or show why - must show why we are just starting to enforce if called on to defend.

Sample Form Letter

Narry Hambel LOT# 772
Happy Vista
No Where, U.S.

May 23, 1988

Dear Follow Member:

The Wildridge Association experienced a problem with the electrical power/wiring on Lot 773 and 774, May 23, 1988 requiring immediate repairs. The total cost of the repair was \$560. The easement violations that you have made are in violation of the lease agreement/contract and the covenants which are a part of that contract with you and the Wildridge Association. The violations, building patio on easement, resulted in excessive time and expense to repair the wiring. The extra cost to the association for excessive: digging, wiring, test was \$ 75.00.

Please remit \$ 75.00 to our treasurer in the enclosed pre-addressed envelope. If you have any further questions, please contact Mr. Ed Kersage, the Association Manager.

Respectfully,

Your Board of Directors

XX,

June 5, 1988 (as corrected July 9, 1988)

The regular meeting of Wildridge Association, Inc. Board of Directors was called to order by President Rick Dixon. Others present were Jerry Dalton, Harold Daum, Karl Boehm, Clarence Switzer and Rosie Minyard. Ken Burge was absent due to his employment. Jerry asked that we make correction of the May meeting minutes, changing the name of Mrs. Breidenbaugh to Mrs. Ball who had requested her own electric meter. This done, the minutes were accepted as corrected--
MOTION: KARL--SECOND: CLARENCE. CARRIED.

Rick went over the open meeting tasks outlined at last meeting.

Rosie reported that the Crawford County Assessor was very uncooperative and finally agreed to have someone from the State Office contact her. Will have some report by 6/11.

We signed the Certificates of Recognition for Jerry and Harold.

Rick stated that he had prepared summary recording sheets for the Member Opinion Survey for Rosie, Clarence, Harold and himself. We will go over them at 2 p.m. in the Day Lodge.

The contents of the suggestion box were summarized and it was agreed that we will handle them as we had last year--Rosie will copy them and send them to the directors for their consideration to be discussed at the next regular meeting.

Harold questioned why Ed did not stop lot owners whose dues were not paid when they arrived for weekend camping. He said that he has neighbors whose dues are not paid, their grass is cut by other neighbors in return for parking and their utilities are still on for them to use when they come on holidays. Rick explained that utilities are shut off on June 10 if dues not paid. This is done due to the collection of interest on unpaid dues, which is done to increase the corporation's income.

***** MOTION: CLARENCE -- SECOND: KARL. Guards are instructed to have Ed personally explain trailer location rules before allowing the placement to be made. CARRIED.

Rosie was instructed to include a statement regarding the rule that campers, trailers and structures are NOT to be placed over easement or utilities access in the July Newsletter.

***** MOTION: CLARENCE--SECOND: KARL. Ed is to remain in attendance throughout the meeting, without interrupting or commenting unless asked, and is to make notes of his

responsibilities during the ensuing month. CARRIED

***** Clarence requested Ed to make another inspection for dead trees and get letters out as soon as possible.

The Fisher Electric bill from lots #325 and #326, where the electric lines were obstructed, was presented. Fisher had broken this bill down, indicating that the total bill--if the lines had not been covered--would have been \$159.55, leaving a total of \$254.65 charges for additional materials and labor. We agreed that Mr. Thompson and Mr. Hoehn, lot owners, should be responsible for this and Rick will see that each of them is notified of his indebtedness of \$127.32.

Rick has been advised that we must have a CPA to either conduct our bonding audit. Each of us was asked if we could recommend one, and it was suggested that Mr. Robert Wichman, Lot #38, may be a CPA. Rick will look into this.

The enforcement of covenants and policing of neighborhood was discussed and we reviewed the letter from Mr. Rehnquist, attorney. We all agreed that it is the responsibility of each lot owner to see to enforcement and policing when he sees rules being broken and then reporting to Ed or a director. This will be discussed again at the open meeting.

MOTION: KARL--SECOND: CLARENCE. Association's utility building needs to be moved to lot #314 to free up more parking in the recreation area and to make for more convenient access, so Karl will contact Eli to make this change. CARRIED.

MOTION: ROSIE--SECOND: KARL. We will contract with a qualified police officer to serve as a roaming guard on Friday and Saturday, midnight to 8 a.m., at \$40.00 per day. Clarence was excused from voting due to a vested interest CARRIED.

Clarence was asked if he would assume this contract for himself (or his designated relief), and he accepted. This will begin on Friday, June 10.

If we can afford it, we all agreed that we should go ahead and finish patching all the roads in the same way we have started. So far, we've spent a total of \$5400.00 and Clarence thinks they can be finished by this coming Wednesday. He will need to rope off some areas where they use hot mix.

Clarence reported that the stop/yield signs are finished and ready to be hung.

Rick reported that the telephone company had explained their numbering (Central Office) system to him and that if we don't

want to be in the 685 (Wickliffe) telephone area, then we have to petition the Public Service Commission for a change of jurisdiction. Rick will ask them to provide a schematic and meet with us at our July meeting.

MOTION: CLARENCE--SECOND: HAROLD. We will follow the recommendation in Ken's letter and work on hiring help for keeping restrooms and bath house clean on weekends--preferably Saturday and Sunday or Sunday and Monday. CARRIED

The question of lifeguard pay was brought up, since we are paying them \$3.35 @ hour when all other employees start at more than that. According to the minutes of 4/2/88, the starting pay was to be \$3.35 @ hour, so Rick asked for a motion to correct this error.

MOTION: CLARENCE--SECOND: HAROLD. All employees, including lifeguards, will be paid at no less than \$3.50 @ hour with a scale progressing to be commensurate with other employees and with responsibilities assigned. CARRIED.

The meeting adjourned at 12:30 p.m. to allow time for lunch before the volunteer meeting at 1 p.m. Next Board meeting will be July 2 at 9 a.m. unless otherwise announced, due to holiday.

Respectfully submitted,



Rosie Minyard, Secretary

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Debate ensued, and Rick asked Ed to please leave the room temporarily. After reprimanding the directors Rick left and was followed by Jerry. The remaining directors discussed this obvious personality problem and decided that we should ask Ed to return and talk over the problems. Ed returned on Karl's invitation and each aired his feelings about Ed and his performance and allowed Ed the same privilege. We determined that it is an absolute necessity to have job descriptions drawn for each of our positions and that they be adhered to. We all agreed that there are positives on both sides of this problem and that we would all try to work together to provide a more professional atmosphere. Ed went out to get Rick to return for the remainder of the meeting.

*Actions to
Delete
Karl
2-2-88*

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Respectfully submitted,


Rosie Minyard, Secretary

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

TO: Wildridge Association Board

FROM: R. Dixon 

SUBJECT: Open Member Meeting
at 10:00 A.M. on June 11, 1988

DATE: April 29, 1988

Attached is the letter I plan to send to the membership with the ballots, question forms and the Member Survey. You will not have a chance to see all of these prior to the mailing since they are being finalized:

1. Member Letter - You can contact me before May 4 if you have any changes or recommendations.
2. Ballots/Board of Directors Slate - I have had Ed Kersage contact a number of people that volunteered to run for the board in our 1986 election and received a significant number of votes during the election. Additionally, six others have been contacted with five declining to run and one having agreed to be a candidate. I will publish a slate of candidates including one current member of the board and a brief biographical sketch for each. This will be completed and printed on May 5.
4. Question Forms - We will use the same form as last year.
5. Member Survey - The survey will be finalized with final ideas from board and volunteer members. I plan to also have this printed on May 4/5.

We have a minor problem with membership mailing labels that I am working on correcting with Ed. I have also asked Ed to be prepared to work with the volunteers on the afternoon of May 7 on mailings and the eligibility listings, etc.

I believe that the above covers everything required for both meetings planned for May 7, 1988. Please call me if you have any questions.

RD:jd

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

"DRAFT"

TO: Wildridge Association Members

FROM: Board of Directors

SUBJECT: Annual Member Meeting
To Be Held June 11, 1988
Saturday at 10:00 a.m.

DATE: May 7, 1988

The second Annual Wildridge Association Membership Meeting will be held on June 11, 1988 in the open shelter house. Association members will vote for the election of 2 members to the Board of Directors. You may mail your voting ballot to the following or you may deposit your vote in a voting box which will be removed promptly at 10:00 a.m. for counting and certification by a Volunteer Member Voting Committee. Only members who have paid their dues in full are eligible to vote.

Wildridge Association
Attn: Voting Committee
R.R. 1
Birdseye, IN 47513

We would like for you to write down any questions you may want to ask at the Membership Meeting and submit them with your ballot, above, or bring to the Open Meeting. A second group of volunteers will pick up these questions, consolidate all like questions, and on your behalf, they will present these questions to the Board of Directors. This will allow the board members to answer all of your questions in a timely manner. At the end of the meeting and when all written questions have been answered, we will then accept any additional questions from the floor.

The third document we ask that you complete is the Membership Opinion Survey which will be tabulated and turned over to the Board of Directors. The results of this survey will be used by the board as a guide towards providing for rules, regulations, and how to best utilize the association's resources and assets. The tabulated results will be published in a future newsletter.

We look forward to seeing you at our Annual Membership Meeting and do appreciate the support we have had in the past. Lets have a good turn out and a good constructive meeting!

Thanks,

Your Board of Directors

Summary Wildridge Annual 1988 Survey

<u>Yes</u>	<u>No</u>	
39%	61%	1. Should we buy a truck to use for Security and Maintenance.
		2. Do we need more Social Activities: 26% Bingo, 19% Children Activity, 21% teen activity, 19% adult, 21% others.
		3. Should we consider a road assessment. 74% \$50/5 yrs, 14% \$100/2 yrs, 12% others.
52%	48%	4. Gas mileage for Directors, Oct thru April.
		5. Rate the Board. 65% Good, 28% Excellent 8% Fair.
		6. What major issues need priority. 51% same service. 39% Get cost estimate and vote by members if dues would increase, 9% More service, and others.
		7. Major improvements needed. 30% Better road, 28% Enforce rules/regulations, 13% more rules, 10% better maintenance to pools and facilities, 8% longer guard shifts, 6% more fencing, 5% more camping days/season.
77%	23%	8. Should we discount dues for early payment.
75%	25%	9. Should we provide, at a cost, ditch work.
25%	75%	10. Are changes needed in administrative areas.
32%	68%	11. Do you use the suggestion box.
		12. Complaints or criticism in general. 29% building code, 18% newsletter schedule and content, 13% others, 11% lot sales, 18% either social activities-election-financial report-hiring lawyers-membership survey and 11% ULV/ATV permits.

Ed K.

Office

WILDRIDGE ASSOCIATION, INC.
MINUTES OF ANNUAL LEASEHOLDER MEETING
JUNE 11, 1988

The second annual leaseholder meeting of Wildridge Association, Inc. was called to order at 10:20 a.m. Saturday, June 11, 1988, 10:00 a.m. by Rick Dixon, President. This meeting was held in the Shelter House. All directors were present, including Rick Dixon, president; Jerry Dalton, vice president; Rosie Minyard, secretary; Ken Burge, treasurer; Karl Boehm, Harold Daum and Clarence Switzer. Ed Kersage, manager, was present and Doug Boone, maintenance, was at work providing tables, chairs and other facilities.

Following a moment of silence in memory of those who have departed since the last meeting, Clarence Switzer led us in the Pledge of Allegiance to the U.S. Flag.

Rick made a few comments regarding the proposed format and logistics of this meeting and introduced the directors; the Social Committee Chairman, Friscilla Stephens; the Voting/Registration Chairman, Allen Wells assisted by Herb Craney and Unity Rowe; and the Questions Committee Chairman, Mary Leonard assisted by her husband Ray Leonard.

Allen Wells announced that the ballots submitted had an error which has made them incorrect and election from erroneously prepared ballots is illegal. We therefore, have new ballots on hand today to be picked up by those present and mailed to all other lot owners. The error was the inclusion of an incorrect name (Keith "Pappy" Willis) and deletion of the correct name (Kenneth "Pappy" Wills). New ballots must be returned by July 9.

Rosie Minyard read the minutes of the June 13, 1987 meeting, followed by Ken Burge's review of the current financial condition.

Rick explained that the Telephone Co. (Communications Corporation of Indiana) will need to place poles in the upper area and will have cable in the back area when, and if, we agree to allow installations throughout the resort. Rick will meet with their representatives on July 9 or 27 to have further negotiations in this matter. It was pointed out that poles could provide facilities for additional security lights later on.

Letters regarding covenants and covenant enforcement have been received from our attorney, George Rehnquist. In order to have effective enforcement, we must arrive at a decision as to which covenants the majority of the leaseholders desire us to enforce. For this reason, we would like to establish a "Covenant Sub-Committee" to work on this project. Under the law, as we understand it at this time, a simple majority of

respondents will control the decision as to enforceable covenants. This matter is currently under advisement by the board.

Mary and Ray Leonard presented the questions submitted in writing, which are included as a separate page in this report and are available to members upon request, although not to be read at next meeting.

QUESTIONS FROM 6-11-88 OPEN MEETING:

Q. What has happened to the telephone installation authorization?

A. Already answered

Q. Request for extension phone in guard house as well as in office.

A. Ed instructed to look into this

Q. Who is responsible for mowing of grass on utility easement behind lots?

A. Rick: Lot owner's responsibility

Q. Dogs are still dumping in neighboring lots

A. Rick: Will be addressed in Covenant Sub-Committee Meeting

Q. What to do about pets being dumped off and coming into Wildridge

A. Rick: Don't know (Maybe call the SPCA)

Q. Do we have job descriptions for our employees

A. Rick: No

Q. Regarding the status of the selling of lots--shouldn't the Association help to sell lots and help with financing if needed?

A. Rick: There is a listing in the office of lots available for sale. We are forbidden by law to actively engage in any real estate transactions, including financing, as a "Not-For-Profit Corporation".

Q. What can be done about the buildings and structures which are beginning to look "tacky", causing devaluation of the properties

A. Karl: Lots and structures should be kept neat and within proper size and care, but we must consider individual tastes as to what is "tacky" or unkempt--otherwise we infringe upon the individual's rights of choice

Q. When will we have hot water in the bath house

A. Ed: All but one shower has hot water now, unless a^Q problem has arisen since last evening.

Q. What is being done about dead tree removal

A. Ed: Rick has put together a letter to be sent to lot owners who have been determined to have dead trees on their property

Q. Who has access to mail such as letters we write to the Board or a director if addressed to the Office here

A. Rick: The manager opens the mail unless it is addressed to an individual and marked "Personal"

Q. When will we get street names and numbers

A. Rick: When they are donated and voluntarily erected, or we can afford to buy them and get them put up

Q. We need fire plugs on water lines at intersections, if possible

A. Volunteer: I'm a volunteer fireman, and the water lines here are too small to connect to pumps, so this is not possible. Celestine is the closest fire station, but since it is not in Crawford County, they do not automatically respond. We might possibly be able to make a contribution with a request that they place us in their volunteer area.

MOTION THAT EACH LOT OWNER DONATE \$1.00 TO CELESTINE FIRE DEPT. WAS PASSED UNANIMOUSLY

Q. What can we do to alleviate the destruction of the property here

A. Rick: We are our own worst vandal. Enforcement is up to lot owners. When you see rules broken, you have an obligation to do something about it. Pass this word to your neighbors who are not here today. You do have the right to speak to anyone violating our rules and if it is a child, you may speak to him and take him to his parents for discipline.

Q. Do we have curfew for youth?

A. Rick: Quiet hours are posted/listed, but loosely enforced. We have just this month contracted with Clarence Switzer to provide overnight guards with arresting authority on Friday and Saturday. The regular guards have reporting authority and are free to call the Crawford Co. Sheriff, Indiana State Police at Jasper or Clarence at home or the French Lick Police Dept. They have been instructed to do this in case of any problem they are unable to handle while maintaining our employee code of conduct.

Q. What about ULV/ATV speeders and reckless drivers?

A. ULV/ATV drivers in violation of our rules of speed and safety should be reported by lot owners observing the violation. You should request the name and lot number and if it is refused, the lot number is on the ULV/ATV sticker.

Q. Is there any way we can obtain a key to rest rooms after guards are off duty? We need this if there is no bathroom or toilet in our camper, and there should be some provision for these individuals to keep a key overnight if needed.

A. Rick: Would the individual be willing to assume responsibility for the room when he gets the key? We need to consider the possible solutions to this problem.

Q. The pool guard spends much time baby-sitting and the pool is always filled with rafts and other water toys.

A. Ed: Guards are instructed to restrict the use of water toys during crowded times.

Q. Why did we have a water leak in the pool?

A. Rick: We don't know.

Q. Why are the lot mowing rules not enforced for everybody?

A. Ken: Letters of advisement were sent last week and bills are sent after mowing is done.

Q. Could golf and recreation area be improved?

A. This was one of our improvement projects for this year, but the cost was found to be too high and prohibitive after the tax increase and water leaks. We are in process of doing as much improvement as possible and several volunteers are to assist the Social Committee with the labor as we can purchase the necessary materials and equipment.

Remark: We don't take care of what we have, so why put more of our money into replacement and repair

Q. Do old stickers need to be replaced?

A. Old stickers will need to be replaced on or before a date to be announced, after which old stickers will be obsolete and not honored.

Q. Could we charge guest fees in order to clean rest rooms?

A. We are working on plans to have better rest room cleaning schedules, but it is impossible to find time for this on weekends while they are in heavy use. We will provide mops so that you may clean up messes that you find in between cleanings.

Q. What do we do about abandoned property? It should be cleaned up whether it is repossessed or not.

A. Rick: Electric breakers should have been pulled yesterday--Has this been done, Ed?

A. Ed: They have not been pulled yet, but will be pulled before July 4.

Q. How do you figure (survey question) that \$305 dues would be a discount for early payment, when dues paid on time is only \$300.

A. Rick and Ken: We have collected \$2161 interest has been collected on late dues. It is proposed that we increase dues paid late, rather than charge interest on late dues. This is merely a language matter which is a possible way to legally decrease our income tax burden. Our corporation is taxed on interest income, but not on dues income. This year, to date, the new language would allow us to include the \$2161 as dues paid, which is not taxable, rather than \$2161 interest income, which is taxable.

Q. Why not install electric meters and allow lot owners to use as much electric as they are willing to pay for-- individually.

A. Rick: Meters, installations, and meter reading are all expensive, but the board consider this possibility.

Q. Why don't we leave the electric on in the winter and charge each lot owner \$50 additional each year.

A. LOUD NEGATIVE ROAR FROM MEMBERSHIP

Q. What is the time limit for guests to camp on a lot

A. Contracts say 14 days, but this is probably not enforceable.

Q. We have heard some B-B Guns near our lot. Can we ban discharge of firearms within our property lines

A. Discharge of firearms within residence areas is already against the law in Indiana

Q. Could people hold off from construction until 8 a.m. instead of 7 a.m. so those of us who want to sleep in may do so

A. Rick: We will try to establish quiet time of 11 p.m. to 8 a.m. This should not need a rule, but should be adhered to out of courtesy and consideration for our neighbors.

Q. Are cats allowed to roam free? Horses are apparently not allowed, since there were some ejected last year.

A. Rick: That employee is no longer with us, but no, cats are not permitted to roam free -- nor are any other pets

Q. We need a light over the emergency telephone so we can see to dial numbers at night, since we are not permitted access to the office or guard phones

A. Rick: We will look into this

Q. If telephones are allowed to be installed, how much of the expense of installation will the lot owner be responsible for?

A. Lot owner will be required to pay for installation from camper to pole.

Q. It is very unsafe to have open fires burning at night after retiring, but several campers do this.

A. Rick: Fires must be completely extinguished before retiring and guards should waken any camper not following this policy

Q. What happened to the sewer price problem last year?

A. Rick: We would have had to sue the FHA, US Government, the P.S.C. and more. We were advised we could not win and are probably better off to drop the case, which we did do.

Q. Why don't we buy a tractor to use for ditch maintainance as well as other necessary jobs

A. We have included some ditch maintenance suggestions in the survey and are constantly working to improve all maintenance.

Q. We have a problem with neighbors water and want the big

ditch opened up to get proper flow of water.

Q. Rosie Minyard wants to hire someone to do her ditch work

A. Rick: Any contractor hired must have insurance to work within our property lines

Q. Couldn't we buy equipment rather than a second vehicle

A. Ken: The budget allowed for \$10,000.00 for the purchase of a vehicle, leaving a deficit of \$10,000.00. If the survey indicates that you do not want us to buy a vehicle (we have none at present), then we will have no vehicle and no deficit.

Q. Why can't we get people to slow down at the gate. Could we have a flasher when the guard is out? The gate stays open if a kid goes through.

A. We've tried several methods of slowing traffic, but the only answer is lot owner enforcement.

COMMENT: The manager is great to deal with, but lot owners don't all have adequate information. Open meeting do help.

Q. Could the Putt-Putt be fixed up by volunteers?

A. Rick: Mary Leonard is the Volunteer Chairman, Priscilla Stephens is the Social Committee Chairman. Anyone interested may see either of these ladies who will coordinate projects in cooperation with the board.

Q. The lot behind me is 1 1/2 feet tall (#666). Mine was cut this week and thiers was not cut.

A. Ed: Paying customers get their lots cut first, at least once every two weeks, then we do the others.

COMMENT: Ed gets nothing but complaints. The lot down by the lift station hasn't been cut since the Cooks left, two years ago.

COMMENT: Karl Boehm state that mowing equipment is badly abused. The ditches in the back area are a real problem, which we are constantly attempting to alleviate. We wish we could implement a better "good neighbor" policy.

COMMENT: Allen Wells reminded us to pick up our ballots before leaving.

Adjourned for refreshements at 12:15 p.m.

CONSOLIDATED POTENTIAL QUESTIONS

1. Why does the Association run Wildridge like the Cooks - since the Cooks are supposed to be gone?
2. How much did the Cooks skim off the Association before they left?
3. What is the salary of the Board Members? Why the secrecy?
4. Why can't members attend Board Meetings?
5. Why doesn't the Board keep the Association better informed?
6. Why don't we have better rules for: dogs, gates, office hours, pool use, etc? These rules should also be posted and communicated to members.
7. More signs, both road, stop signs and informational signs are needed.
8. Why does the Board and Officers overstep their authority?
9. What will happen when a lot can't be sold, is abandoned or leaseholder won't pay annual dues?
- Ed* 10. Why aren't restrooms, day lodge, grounds maintained better?
11. Why did we have to pay \$300 dues for 1987 when we already paid for January and February, 1987?
12. Why is interest being added to unpaid dues?
13. Is it beneficial to us to have purchased the riding mower to cut members grass, as well as the common area?
- Ed* 14. What is going to happen to members that do not keep their grass cut, permitting their grass to grow to any length?
- Ed* 15. It is going to be necessary to keep someone in the game room, in order to prevent vandalism?
16. What activities are being planned for our younger children, and also for the older ones?
- Ed* 17. The security guards are not always at the gate and many times they are just talking when guests arrive.
18. Why doesn't the Association maintain the ditches. Leaves in the Fall, poor drainage, etc.
- Ed* 19. Why isn't someone in the office - available to answer questions and handle problems 7 days a week or at least on the weekends.
20. Is more than one director involved in budget setting, spending of funds and other financial matters?

21. Why not have a one time assessment for necessary expenditures such as major purchases, road repair, etc.

22. Why is recreational facilities available but equipment to use it locked up?

23. Why doesn't the Association have someone from the County Assessor's Office visit Wildridge to review tax criteria?

24. Why don't the security guards act like security guards?

25. Why don't we have a dress code, possibly uniforms, for guards?

26. Why do we allow Dalton to sell trailers on his lot(s)? Doesn't the contract say "no commercial advertising devices or transactions permitted"; "no commercial, for sale signs, or transactions"?

27. Why can't we have quiet hours?

28. Doesn't the contract limit the size of RV trailers? Why do we allow the 12 ft. wide trailers?

29. Is there a building code?

30. When will the roads be repaired/resurfaced?

Social Committee Meeting - June 18, 1988

Welcomed three new members, Lil Alderson, Shirley Jensen and Karen Rasche.

Mary and Ray Leonard rented a portable P.A. system to use at bingo. ~~so it~~. It was decided to try it to see if it helped the sound. It helped a great deal and we voted to purchase it with donations and Bingo money if necessary.

Ray Leonard - Ray Alderson - volunteered to be bingo callers.

Bingo has been very successful - good crowds.

Shirley Jensen will try to get a volunteer committee organized to repair mix. golf course.

Would the board approve a ceiling fan for the rec room in day lodge to help circulate air when room is crowded and to help clear room of cigarette smoke. Soc. Comm. could possibly purchase.

July 9, 1988

The regular meeting of Wildridge Association, Inc. Board of Directors met in the Day Lodge on Saturday, July 9, 1988. President Rick Dixon called the meeting to order at 9:10 a.m. with directors Jerry Dalton, Ken Burge, Karl Boehm, Clarence Switzer and Rosie Minyard and manager Ed Kersage present. Harold Daum was absent due to emergency surgery at Jasper Memorial Hospital Friday, July 8. He is reported to be in ICU, but doing well.

Rick introduced Mr. Jim Ellis of Communications Corporation of Indiana, who explained rates, costs and details involved in the proposed installation of telephone service within Wildridge Resort.

Communications from the suggestion box were read, discussed, and held for recording pending further actions.

Mrs. Jack (Unity) Rowe wrote to clarify the circumstances surrounding the admission of horses last summer, since the matter was brought up at the open meeting. She felt that, since the guard discussed was her late husband, she needed to clarify an apparent misunderstanding, that Jack was not fired, which was brought to her attention by some present at the open meeting.

There is still controversy regarding the bill from Fisher Electric Co. resulting from structures placed over utilities on lots 325 and 326. Mr. Fisher submitted his breakdown of basic charges plus costs of the additional time and material necessary. The unanimous decision of the board was that we stand with our prior decision, and that ANY ADDITIONAL COSTS FOR MAINTENANCE OR REPAIR RESULTING FROM STRUCTURES (permanent or temporary) PLACED OVER UTILITY ACCESSES, WILL BE THE RESPONSIBILITY OF, AND BILLED TO, THE LOT OWNER. Ken will send owners of lots 325 & 326 copies of the breakdown of costs and this matter is considered closed other than collection by Ken.

Communications from the Kentucky Attorney General questioning our real estate transactions was read with no action required since we are under the jurisdiction of the State of Indiana.

Ed asked if he should honor the request of the Crawford County Assessor for addresses of lot owners. We agreed that this request must be complied with, since it is from a governmental agency authorized by the State of Indiana.

*****Ed announced that there have been tree problem letters sent to 7 lot owners, with 8 more to be sent and 10 or 15 more trees to check out that were reported this week by the mowing crew.

*****MOTION--CLARENCE, SECOND--KEN: Tree letters should be dated at the top, sent by registered mail, and should state that "if remedial action not taken within 30 days from date of this letter, Wildridge Association, Inc. will take necessary action, costs for which will be billed to lot owner". CARRIED

Questions regarding a structure presently being erected which will be over regulation prompted a discussion of building codes. This lot owner claims that he had submitted plans and had them approved, but they cannot be found. Several directors remember seeing some plans but can't be sure if they were the ones in question.

MOTION--ROSIE, SECOND--CLARENCE: I move that Karl Boehm be appointed Building Inspector and that all building proposals be submitted in writing for approval by Karl and one other director, with Ed to be involved in each case. CARRIED.

*****Ed was instructed to prepare and maintain a file in the office for ALL building plans and requests for permits, which MUST BE SUBMITTED IN WRITING, given to Karl for approval, and then placed in the file for future reference.

Rosie was instructed to work on designing a "Building Permit" form to be posted on any construction site in view of passers-by. These will be kept and issued by Karl at time of approval of proposal.

It is reported that the new Shuffleboard equipment is already broken. From now on, any recreation equipment will be checked out and persons responsible for breaking or misplacing it will be billed for its replacement or repair.

MOTION--CLARENCE, SECOND--ROSIE: Move that we pay vacation pay at time of vacation, subject to the approval and computation by the Treasurer, who must determine the amount of time and pay due the employee. CARRIED

MOTION--KARL, SECOND--CLARENCE: Move that Wildridge Association, Inc. become Associate Members of Celestine Volunteer Fire Dept. and as such agree to pay \$700.00 per year for annual membership dues--in return for which we would expect to receive complete service as needed. CARRIED. ~~Ken was instructed to issue this check.~~ *add: upon receipt of invoice*

There have been repeated questions regarding Eli Snelling's status in Wildridge Association. Eli is NOT an exclusive contractor for Wildridge and should not be misconstrued as such. For this reason, and in fairness to all, we will establish a policy in this regard:

MOTION--ROSIE, SECOND--KEN: Any job or project costing in excess of one hundred dollars (\$100.00), will be bid on by no

less than two (2) contractors or vendors--the only exception being a job or project determined by at least one director to be an emergency. CARRIED. Call out order for director to make this decision is: (1) Treasurer (2) Maintenance Chairmen/Committeemen (3) President (4) Other Directors.

Ken has advised that insurance/bonding company has rescinded need for CPA audit and has accepted insurance/bonding as before.

Rick is in process of checking on costs of various group insurance programs for employees. It was suggested that he include investigation of other group insurance programs that might benefit the lot owners.

Rosie was asked to have a rough draft of Newsletter by Aug. 6.

Clarence announced that road repairs have cost \$8639.60 to date, and that we will need about 7 more loads, which should bring total cost to about \$10,000.

Next meeting at 9 a.m. Aug. 6.

Respectfully submitted,

A handwritten signature in cursive script that reads "Rosie Minyard".

Rosie Minyard, Secretary

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

Wildridge Board of Directors Agenda Saturday 9:00 AM August 6, 1988

- | | |
|-------------|--|
| R Dixon | 1. Welcome new board members. ✓ |
| R Dixon | 2. Election of officers for 1988/1989. ✓ |
| R Minyard | 3. Suggestion box, Minutes last meeting. |
| E Kersage | 4. Manager problems and information. |
| K Burge | 5. Financial review. |
| R Dixon | 6. Review status of: Legal Issues, Celestine
Fire Dept., Insurance, Telephones. |
| K Boehm | 7. Building code-Building permits. |
| C Switzer | 8. Security and road project. |
| Burge/Dixon | 9. Small Claims court. |
| R Minyard | 10. Newsletter |
| Open | 11. Misc Items. |

R. Dixon 7-28-88

August 6, 1988

The regular meeting of Wildridge Association, Inc. Board of Directors was called to order at 9:15 a.m. in the Day Lodge by President Rick Dixon, who introduced newly elected director Ray Leonard. Harold Daum was welcomed back from the hospital. Others present were Ken Burge, Clarence Switzer, Karl Boehm and Rosie Minyard.

MOTION--RAY LEONARD, SECOND--CLARENCE SWITZER: Move to maintain the same officers for 1988-89 that are presently serving. CARRIED

MOTION--CLARENCE, SECOND--KARL: Move to elect Harold Daum as vice president to replace Jerry Dalton, who resigned. CARRIED

Rick volunteered to write to bank authorizing Harold to sign a signature card.

MOTION--CLARENCE, SECOND--KARL: Accept minutes as corrected to include "upon receipt of invoice" Ken will submit donation to Celestine Fire Dept.

Rosie read suggestions from box, leading to discussion of problems suggested by Eli Snelling. Ken and Karl explained what they know of the problems. Rick and Karl will have a personal discussion with Eli and will follow this up with a letter of confirmation.

After much discussion of building codes, we agreed to submit the present code to the membership for a vote (for/against) of respondents. MOTION--CLARENCE, SECOND--KARL. CARRIED. Ray volunteered the service of wife, Mary, to type this for insertion in the newsletter.

***** Ed and Karl suggested that we definitely need a sump pump. Motion to have Rick, Ed and Karl shop for prices and compare before making the purchase at the best possible price. MOTION--KARL, SECOND--CLARENCE.

***** Ray, Karl and Ed discussed comparisons of pipe for water line replacement, and it was determined that Ed should use Plastic Schedule 40 pipe and fittings for water line replacements and that he should maintain water line materials and supplies on the premises for potential emergencies and cost efficiency.

***** Ed was instructed to contact the owner of Lot #73 to have grass cut and to keep dog out of resort, since it has frightened several people.

Clarence was advised to go ahead and complete road repairs as he has been doing such a fine job. The cost now stands

at \$9,901.00 and completion will require approximately another \$1,500.00.

MOTION--ROSIE, SECOND--CLARENCE: Dues paid before June 1 will be discounted by \$5.00. CARRIED

MOTION--ROSIE, SECOND--KARL: Accept the Resolution attached appointing Rick and/or Ken to represent Wildridge Association, Inc. in Small Claims Court in filing of litigation for collection of delinquent 1987 dues. CARRIED

The Social Committee has agreed to purchase ceiling fans for the Game Room if the board will arrange for hanging them. Ray was instructed to get estimates on the installation and make arrangements if cost doesn't exceed \$150.00.

Rosie was instructed to respond to the letter from Mrs. Charlotte Carter regarding the availability of the minutes from the Board Meetings and the Open Meetings, which may be read in the Day Lodge office on request. Minutes are not published and submitted to the membership due to the minute detail usually included for the benefit of future use, as well as due to the extremely high expenditure which would be required if this were done.

Next meeting Sept. 10 at 9 a.m.

Respectfully submitted,

Rosie Minyard

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Respectfully submitted,

Rosie Minyard

RESOLUTION

WHEREAS, WILDRIDGE ASSOCIATION, INC. is duly organized and existing under the laws of the State of Indiana, and

WHEREAS, WILDRIDGE ASSOCIATION, INC. anticipates or does have matters which are the subject to litigation in the Small Claims Division, Crawford Circuit Court, English, Indiana, and

WHEREAS, Indiana Trail Rule SC-8 permits this Corporation to appear without legal counsel under certain conditions, it is therefore

RESOLVED BY THE BOARD OF DIRECTORS:

In any unassigned claim not exceeding Six Hundred Dollars (\$ 600.00) filed in the Small Claims Division of the Crawford Circuit Court, English, Indiana, and WILDRIDGE ASSOCIATION, INC. designates and authorizes Richard C. Dixon and/or Kenneth J. Burge, Directors of said Corporation, to appear on its behalf and it shall be bound by any and all agreements relating to the small claim proceeding entered into by the designated director and shall be liable for any and all costs, including those assessed by reason of contempt, levied by a Court against the designated director.

WILDRIDGE ASSOCIATION, INC.

Secretary

DATED: _____

AFFIDAVIT OF CORPORATE OFFICER
TO APPEAR IN COURT UNDER INDIANA TRIAL RULE SC-8

The undersigned affirms under penalty of perjury that he has not been suspended or disbarred from the practice of law in the State of Indiana, or any other jurisdiction, and is a Director of WILDRIDGE ASSOCIATION, INC., a corporation for which he has been designated to appear in the Small Claims Division of the Crawford Circuit Court, English, Indiana, in proceedings as set forth hereinabove.

Kenneth J. Burge

Richard C. Dixon

DATED: _____

CERTIFICATE OF COMPLIANCE UNDER INDIANA TRIAL RULE SC-8

It is certified that the foregoing RESOLUTION AND AFFIDAVIT OF CORPORATE OFFICER have been received for filing with the Small Claims Division, Crawford Circuit Court, English, Indiana, on behalf of the within named corporation.

CLERK, CRAWFORD CIRCUIT COURT

BY: _____

DATED: _____

Sept. 3, 1988

Meeting of Wildridge Association, Inc. Board of Directors was called to order at 10:00 AM by Pres. Rick Dixon. All board members were present except Ken Burge who was not contacted about the change of date from Sept. 10, to Sept. 3, 1988.

Rosie Minyard resigned as secretary of the Board of Directors, Ray Leonard was elected to this office.

Mrs. Betty Lett has registered a complaint concerning her granddaughter (Stacy Lett age 14) and Ed about an alleged incident concerning a remark about a lollipop kiss, around noon in the day lodge, present at the time were Ed, Stacy Lett, Jennifer Grace, Doug and Dan. Rick is to contact the Lett girl to get more details.

Clarence Switzer said the lifeguard Debie Mills has accused Ed of making passes at her on several occasions. Clarence said that Debie would be willing to come in and make a statement to the board.

Motion--Rosie Second--Karl To form a special committee of Rick, Harold, Clarence and Ray to investigate the allegations brought against Ed, A. Stacy Lett, B. Debie Mills, C. managerial problems.

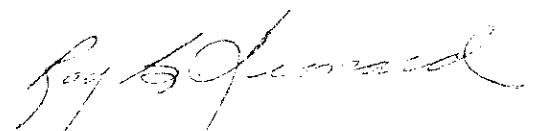
A special meeting of the sub committee will be held Sat. Sept. 10, 1988 at 10:30 AM to follow up on allegations. Debie is to be present at 10:30 AM to make her statement, Rick will give the results of his investigation into the Stacy Lett affair, and other managerial matters and recommend what action to take.

Clarence and Karl have accused Ed of playing cards at Lennies tavern on a Thur. and Fri. (no dates given) afternoon. Both said they had called the bartender to confirm this.

Clarence has compiled a list of alleged complaints from lot owners against Ed, also not keeping proper supplies on hand.

Moved--Clarence Second--Rosie for Ray to purchase a new suggestion box not to exceed \$100.00.

Next Board meeting Sat. Oct. 8, 1988



ED: GIVE (2) TO HAROLD & CUMMENCE

Wildridge Board of Directors Agenda
Saturday 9:00 AM September 3, 1988

- | | |
|-----------|---|
| R Minyard | 1. Suggestion Box, minutes from last meeting. |
| E Kersage | 2. Manager problems and information. |
| K Burge | 3. Financial review and status of small claim court. |
| R Dixon | 4. Review status of: legal issues, Celestine Fire Dept, Changing of Association rules without holding Board of Directors meeting. |
| R Minyard | 5. Status of newsletter. |
| K Boehm | 6. Building permits. |
| C Switzer | 7. Road Project |
| R Dixon | 8. Volunteers for new covenants, rules and regulations committee. |
| Open | 9. Misc Items. |

OCTOBER 8, 1988

MEETING OF WILDRIDGE ASSOCIATION, INC., BOARD OF DIRECTORS WAS CALLED TO ORDER AT 9:00 AM BY PRESIDENT RICK DIXON. ALL BOARD MEMBERS WERE PRESENT EXCEPT ROSIE MINYARD.

MINUTES OF PREVIOUS MEETING WERE READ AND APPROVED AS READ.

COMPLAINTS AND SUGGESTIONS WERE READ AS SUBMITTED BY MEMBERS: 1. BETTY LETT, LOT #318, JIM & JOAN ANDREWS, LOT #656, MILDRED BOEHM, LOTS #407 & 408. THESE MATTERS WILL BE SUMMARIZED AND WILL BE ADDRESSED AT THE NEXT BOARD MEETING.

THE 1989 BUDGET AS SUBMITTED BY TREASURER, KEN BURGE WAS REVIEWED. THE INCOME PORTION OF THE BUDGET WAS APPROVED AS REVISED. (INTEREST RECEIVED RAISED FROM \$5,500 TO \$8,000).

THE EXPENSE PORTION OF THE BUDGET WAS REVIEWED AND APPROVED WITH THE FOLLOWING REVISIONS:

RETAIN THE HOME TELEPHONE FOR THE MANAGER, BUT REDUCE HIS GASOLINE ALLOWANCE FROM \$40.00/WK TO \$35.00/WK.

GAS ALLOWANCE FOR MANAGER REDUCED FROM \$2,080.00 TO \$1,820.00 PER YEAR; ANNUAL MEMBERS MEETING EXPENSES REDUCED FROM \$700.00 TO \$400.00; SALARY INCREASES FOR ALL EMPLOYEES AS PROPOSED IN THE BUDGET.

ATTACHMENT.

MOTION TO ACCEPT BY KARL -- SECONDED BY KEN .. MOTION CARRIED.

MOTION BY RAY LEONARD AND SECONDED BY HAROLD DAUM TO ACCEPT THE PROPOSED AMOUNT OF \$3,670.00 INCLUDING TAX FOR A NEW TRACTOR TO BE PURCHASED FROM RAY'S LAWN & GARDEN, INC., SELLERSBURG, INDIANA.

MOTION PASSED.

DISCUSSION ON REMOVING THE POOL TABLES BECAUSE OF VANDALISM. THE EXERCISE EQUIPMENT FOR SALE WITH MEMBERS BEING OFFERED THE RIGHT TO BUY WITH USING SEALED BIDS.

MOVE THE PINBALL MACHINES INTO THE EXERCISE ROOM. EACH ITEM WAS DISCUSSED IN DETAIL. (NEWSLETTER INFORMATION).

UNLICENSED VEHICLES TAGS WAS DISCUSSED AND RECOMMENDED THAT BETTER ENFORCEMENT IS NEEDED AND WILL BE ENFORCED. (NEWSLETTER INFORMATION).

MOTION BY CLARENCE AND SECONDED BY KARL. MOTION PASSED.

DISCUSSION OF DISCOUNTING OF MEMBERSHIP DUES. MOTION THAT THE DUES BE

* * WAGES - MANAGER: INCREASE \$ 275.00 to \$ 290.00 per week
X 52 weeks plus 1 wk. vacation or \$ 15,370.00

* ** WAGES -- SECURITY GUARDS:

Darrell Enlow: Increase from \$ 4.20 to \$ 4.50 hour,
\$ 180. weekly X 52 weeks plus
1 week vacation or 9,540.00

Ricky Raufeisen: Increase from \$ 4.20 to \$ 4.50 hour,
\$ 180. weekly X 52 weeks plus
1 week vacation or 9,540.00

Craig Main: \$ 4.50 hour X 32 hours weekly, \$ 144.
X 52 weeks plus 1 week vacation or 7,632.00

EXTRA GUARD
NEEDED WINTER:

(MONDAYS) 8 am to 4 pm, 8 hours weekly
X 4.50 or \$ 36.00 weekly -
From 1-1-89 to 3-31-89 14 weeks AND
from Nov. 17, 1989 to Dec. 31, 1989
8 weeks; Total 22 lweeks X \$36.00 weekly or ^{1584⁰⁰} ~~792.00~~

SUMMER EXTRA
WEEK-END GUARD :

Friday and Saturday nights - Midnight to
8 a.m., May 26, 1989 thru Sept. 2, 1989.
\$ 4.50 hr X 16 hrs. each week-end or \$ 72.00
weekly X 15 weeks or 1,080.00
PLUS extra 8 hours (Midnight to 8 a.m.) on
SUNDAYS, May 28, July 2 and Sept. 3;
also 8 hours on Monday, July 3rd, 1989 144.00
THIS SHOULD BE AN EMPLOYEE, NOT CONTRACT,
AS BITTERNESS EXISTING ACCOUNT PAYING \$ 5.
HOUR FOR 8 HOURS in 1988, WHILE OTHER GUARDS
ARE MAKING \$ 4.20.

PROPOSED INCOME AND EXPENSE BUDGET - 1989 (CONTINUED):

*** GAS ALLOWANCES:

X MANAGER - same as last year - \$ ^{35.00}~~40.00~~ weekly X 52 weeks or \$ ^{1,820.00}~~2,080.00~~

SECURITY GUARDS:

same as last year -

ENLOW: \$ 9.00 weekly X 52 weeks or 468.00

RAUFEISEN: \$ 9.00 weekly X 52 weeks or 468.00

MAIN: \$ 7.20 weekly X 52 weeks or 374.40

EXTRA WINTER GUARD: \$ 1.80 daily X 22 days or 39.60

EXTRA GUARD-SUMMER: \$ 1.80 daily for days worked 61.20

X**** MAINTENANCE & MOWING:

Douglas Boone: From \$ 5.25 to \$ 5.75 per hour X 40 hours
or \$ 230.00 weekly
works 38 weeks plus 1 week vacation or 8,970.00

X***** EXTRA MOWING: \$ 3.75 hourly X 40 hours \$ 150.00 weekly
X 15 weeks or 2,250.00

X# LIFE-GUARDS:

I suggest 3 life-guards at average of 27 hours weekly each. This way, when anyone has to be off, another guard can be used without payment of overtime, etc.

Total 81 hours weekly X \$ 3.50 per hour (no increase), total of \$ 283.50 weekly cost.

15 weeks plus 1 day needed for total cost of 4,280.50

X## FRIDAY & MONDAY CLEAN UP:

Cleaning up bath-house and lodge. Approximately 8 hours per week (4 each day) X 15 weeks X \$ 3.50 hour or 420.00

DISCOUNTED AS SPECIFIED ON ATTACHED PAGE.

PRESIDENT RICK APPOINTED KARL AND CLARENCE TO SURVEY THE DITCH SITUATION BY NEXT MEETING AND HAVE ESTIMATED COST SOLUTION OF POTENTIALLY FIXING THE DITCHES THAT ONLY NEED TO BE TO RESOLVE THIS PROBLEM AND ALLOW THE ABILITY TO PROCEED WITH ROADS. PART OF THE MONEY COLLECTED WILL HAVE TO COME OUT OF THE ROAD FUND SINCE THE GENERAL FUND DOES NOT HAVE THE MONEY FOR THIS PURPOSE. THIS WAS DISCUSSED IN DETAIL ..

ROAD ASSESSMENT- KEN PROPOSED THAT THE \$50.00 ROAD ASSESMENT BE MADE WITH PAYMENT BY MARCH 1, 1989, IN ORDER TO CROSS WITH THE DUES THAT ARE DUE IN JANUARY (OR DECEMBER).THIS ASSESSMENT FUND IS TO BE USED TO MAINTAIN AND IMPROVE THE ROADS. EFFECTIVE MARCH 1, 1989 IS THE DATE FOR PAYMENT. AN INTEREST CHARGE OF 10% A MONTH FOR LATE PAYMENT.

MOTION BY CLARENCE SECONDED BY KARL MOTION PASSED.

TREES - DISCUSSION ON DEAD TREES THAT ARE A HAZARD. A TOTAL OF TEN REGISTERED LETTERS WERE SENT TO LOT OWNERS INVOLVED WITH THIS PROBLEM. AN ESTIMATE FROM MILTON TREES SERVICE FOR \$1,575.00 FOR REMOVAL OF THE TEN TREES. AN ESTIMATE FROM AMERICAN TREE SERVICE FOR \$1,347.50 WAS RECEIVED FOR THE TOTAL TEN TREES.

AMERICAN TREE SERVICE WAS SELECTED TO HANDLE THE TEN TREES REMOVAL. THIS IS BROKEN DOWN PER LOT OWNER AND KEN WILL BILL EACH INDIVIDUAL LOT OWNER ACCORDINGLY.

ELECTRIC GATE PROBLEM -- GATE CLOSED ON A CAR. ED WAS INSTRUCTED TO CONTACT OUR INSURANCE CO. AND EXPLAIN WHAT HAPPENDED AND IF CONTACTED AGAIN BY THE PERSON INVOLVED REFER TO THE INSURANCE COMPANY TO HANDLE.

WATER WILL BE SHUT OFF ON NOVEMBER 1, 1988.

ELECTRICITY WILL BE SHUT OFF ON DECEMBER 1, 1988.

ELI SNELLING SUBMITTED A BILL FOR \$50.00 FOR CONSULTING FEE ON THE REMOVAL OF THE SHED. THIS HAD ALREADY BEEN HANDLE BY SOMEONE ELSE. FEE NOT APPROVED.

BILL SUBMITTED BY ELI ON DUMPSTERS. DISCUSSED IN DETAIL. PRESIDENT APPOINTED HAROLD, KARL AND CLARENCE TO PROCEED TO TRY AND FIND AN APPROPRIATE PLACE TO MOVE THE DUMPSTERS TO. PAY ELI THE ALLOCATED PERCENTAGE AMOUNT OF TIME USED FOR DUMPSTERS. ELI HAS RAISED HIS FEE OF RENTAL CONSIDERABLY. EMERGENCY MEETING WAS HELD LATE AFTERNOON WITH RICK DIXON, KEN BURGE, HAROLD DAUM AND RAY LEDNARD TO CDNSIDER A CDUNTER PROPDSAL BY ELI DF \$1,250.

- \$ 295.00 if paid on or before December 31, 1988.
- \$ 300.00 if paid Jan. 1, 1989 to Jan. 31, 1989.
 - \$ 305.00 if paid Feb. 1 to Feb. 28, 1989.
 - \$ 310.00 if paid March 1, to March 31, 1989.
 - \$ 315.00 IF Paid April 1, TO April 30, 1989.
 - \$ 320.00 if paid May 1, 1989 to May 31, 1989.
 - \$ 325.00 if paid June 1, to June 30, 1989.
 - \$ 330.00 if paid July 1 to July 31, 1989.

The dues rate would go up \$ 5.00 per month until paid.

FOR DUMPSTER RENT FOR THE YEAR OF 1989. PROPOSAL WAS CONSIDERED AND APPROVED BY VOTE OF 3 TO 1 TO ACCEPT ELI'S COUNTER PROPOSAL.

LETTER FROM LDT OWNER UNITY ROWE CONCERNING GROUP INSURANCE PLAN FOR EMPLOYEES.. NO FUNDS AVAILABLE AT THIS TIME. SHE WILL BE SO ADVISED.

LETTER FROM LDT OWNERS ED SINGLETON AND UNITY ROWE ASKING PERMISSION TO USE THE SHELTER HOUSE AND THE CLUBHOUSE FOR THEIR WEDDING PLANNED FOR MARCH 18, 1989.

LENGTHY DISCUSSION.

MOTION MADE BY CLARENCE, MODIFIED AND AMENDED TO ALLOW ED AND UNITY TO USE THE FACILITIES ON MARCH 18, 1989 TO GET MARRIED AND FOR THE RECEPTION AND MODIFIED TO ALLOW ANYONE THAT IS A WILDRIDGE MEMBERS TO USE FACILITIES BEFORE MEMORIAL DAY AND AFTER LABDAY FOR SIMILAR CIRCUMSTANCES AS LONG AS THE FACILITIES IS OPEN TO ANY MEMBERS THAT ARE HERE ON SITE DURING THIS TIME FRAME.

THE INDIVIDUAL USING OUR FACILITIES WILL BE REQUIRED TO SET-UP - TAKE-AWAY AND BE RESPONSIBLE FOR DAMAGE TO IT AS WELL AS CLEAN UP OF THE FACILITY FOR THAT EVENT. (NEWSLETTER).

LETTER FROM ED SINGLETON CONCERNING OUTSIDE POST OFFICE BOXES.

ED IS TO BE ADVISED THAT THE CELESTINE POST OFFICE HAS AVAILABLE OUTSIDE POST OFFICE BOXES.

PRESIDENT RICK APPOINTED RAY LEONARD WITH HELP -- TO COUNT THE BALLOTS ON BUILDING CODE AND TELEPHONE:

RAY WITH LILLIAN ALDERSON AND BETTY RAPP COUNTED THE BALLOTS:

RESULTS:	BUILDING CODE	<u>YES</u>	<u>NO</u>	<u>NO VOTE</u> (DID NOT MARK)
		151	32	1
	TELEPHONES	136	46	2

SOCIAL COMMITTEE CHAIRPERSON, PRISCILLA STEVENS SUBMITTED A LETTER AND DATES OF PROPOSED SOCIAL EVENTS FOR 1989. NEWSLETTER INFORMATION.

NEWSLETTER SHOULD BE MAILED NO LATER THAN NOVEMBER 15, 1989.

FUTURE BOARD MEETING DATES:

NOVEMBER - 5TH -- DECEMBER - NONE, UNLESS SPECIAL CALLED
 JANUARY - NONE - UNLESS SPECIAL CALLED - FEB. 4TH - MARCH 4TH,
 APRIL 1ST AND MAY 5TH. IN FACT THE 1ST SATURDAY OF THE MONTH.

PRESIDENT RICK STATED THAT HE WOULD BE HAPPY TO ACT ON ANY AND ALL COMMUNICATION MEDIA FOR THE TWO MONTHS OF DECEMBER AND JANUARY.

TELEPHONE CREDIT CARD WAS DISCUSSED. TO BE USED FOR BOARD MEMBERS IN SPECIAL CALLED MEETINGS OR EMERGENCIES AT WILDRIDGE.

OLD BROWN STICKERS AND PASSES WILL NO LONGER BE HONORED AT GATE EFFECTIVE JANUARY 1, 1989. NEWSLETTER INFORMATION.

LIST OF LOT OWNERS NUMBERS AND NAMES AND TOWN THEY ARE FROM FOR USE OF ALL MEMBERS. DISCUSSED.

AIR COMPRESSOR TO BE PURCHASED A 3/4 TANK TYPE. *Done*
DISCUSSION.

RICK TO GET A BID AND KARL TO GET A BID.

MOTION BY CLARENCE SECONDED BY KEN MOTION PASSED.

KEN PROPOSED THAT A HEATER BE PURCHASED FOR THE GUARD HOUSE FOR THE WINTER MONTHS. *Done*
DISCUSSION.

KEN MADE MOTION TO GIVE SOCIAL COMMITTEE \$2,000 SO THAT THE GOLF COURSE CAN BE REPAIRED.

SECONDED BY CLARENCE. MOTION PASSED.

MOTION TO ADJOURN..

ADJOURNED. 12:45 PM.

SUBMITTED BY *J. B. Leonard*, SECRETARY

WILDRIDGE BOARD OF DIRECTORS AGENDA
Saturday, 10:00 AM November 5, 1988 (local time)

NOTE; At least three board members live in a different time zone during winter months making a 9:00 AM meeting in a different time zone, very difficult. (Daum, Minyard, Dixon)

- | | |
|---------------|--|
| R. Dixon | 1. Suggestion box, minutes from last meeting. |
| E. Kersage | 2. Managers problems and information. |
| Boehm/Switzer | 3. Findings of ditch survey, estimated cost to repair, recommendations to board. |
| R. Dixon | 4. Report on Small Claims Court, Judgments and Proceedings Supplement. |
| R. Dixon | 5. Telephone charge cards, status of the telephone plans, etc. |
| R. Minyard | 6. Report on status of Newsletter. |
| K. Boehm | 7. Status of air compressor and heater purchases. |
| Open | 8. Open discussion |

ED:

GIVE THESE TO THE BOARD MEMBERS
I HAVE LABELS ON.
THE REST WERE FILED
J.C.W.

AGENDA FOR BOARD OF DIRECTORS MEETING OCTOBER 8, 1988
9.00 AM (Crawford County Time)

- | | |
|-------------|---|
| R. Leonard | 1. Review Minutes of Previous meeting and Suggestion Bob. |
| K. Burge | 2. Finance/Budget review for 1988/1989. |
| Burge/Dixon | 3. Review Small Claims court results. |
| E. Kersage | 4. Review Manager's items and problems. |
| R. Dixon | 5. Review, vote on trash contract. |
| R. Dixon | 6. Review: Telephone service and building code voting results, Rules committee and proposed procedure, Status of Managers Job Description, Future Meeting Schedule. |
| Open | 7. Open for discussion and additional items. |

WILDRIDGE's MANAGER JOB DUTIES

1. GENERAL ADMINISTRATIVE; Maintain general accounting records, post cash (checks received), administer petty cash fund and expenditures, post payroll hours worked, record check and withholding, type bank deposits, record leases, record liens, maintain membership address changes, keep records on grass cutting, type letters and keep records on dead trees, label-sort-handle bulk mailings, keep member records up to date, review building code with members and answer questions concerning its applicability, performs special duties as requested by officers and directors of the board.
2. ASSIGN-DIRECT-SUPERVISE; Work of up to ten employees working full and/or part time as well as outside contract employees. At times may be required to fill in during peak periods or when employees are absent.
3. SET WORK PRIORITY-SCHEDULE AND DIRECT REPAIRS; Pool and equipment , emergency repairs to and around grounds and facilities setting priorities as required by the nature of the problem. This includes but is not limited to ; paint and repair of pool, bathhouse, maintenance to equipment and grounds, day lodge, and individual utilities for approximately 700 member lots.
4. MAINTAIN-MONITOR; Pool level, chemical requirements as demanded by pool use and water conditions, inventory and supplies for; office, bath rooms, bath house, day lodge and required maintenance to equipment and grounds, soft drink machine, laundry machines, pay phone, recreation equipment and coin operated games, etc.
5. HANDLE MEMBERSHIP COMPLAINTS AND PROBLEMS; Tactfully handle, advise, counsel membership concerning complaints and problems, pass on at board meeting for directors review and consideration.
6. PURCHASE AND/OR ORDER; Supplies, small tools and equipment, and numerous maintenance and repair items, pool chemicals, and other misc. items. Some of these will be picked up by the manager.
7. MONITOR-READ-RECORD; Utility meter information, turn utilities on and off due to special circumstances, or the official season opening/closing, etc.
8. COORDINATE QUESTIONS AND PROBLEMS; As required with outside vendors, contractors, visitors, guests,

membership, etc. HANDLE EMERGENCIES AS REQUIRED BY THE DEGREE AND TYPE OF EMERGENCY. An emergency can occur 24 hours a day and the manager is subject to a call in and/or emergency telephone calls.

9. MAINTAIN GROUNDS AND ASSOCIATION- ADMINISTER CONFORMANCE TO RULES AND REGULATIONS; As required to the satisfaction and direction of the officers, board of directors and the membership of Wildridge Association.

10. MISC. DUTIES; Make change for vending machine, handle small emergency clean up in restrooms, daylodge, on and around grounds, keep gas and parts for lawn equipment, repair, recreation equipment, maintain reservations for shelter house, attend funerals and other special occasions as the representative of Wildridge Association, set up and help handle annual membership meeting, attend board meetings, special meetings and boards request, meet with vendors and business representatives as required, etc.

11. COORDINATE AND HANDLE LOT SALES; For membership and prospective buyers. AT NO TIME DOES OR WILL THIS INTERFERE WITH THE NORMAL PRIORITY WORK OF THE MANAGER OF WILDRIDGE.

12. SPECIAL ASSIGNMENTS will be handled on a priority basis as assigned by the officers and directors of the board.

PREPARED BY; Ed Kersage, with minor modification and consolidation by R. Dixon.

October 3, 1988