

Motions Passed

1989

Termination of manager, Ed Kersage	Mar. 5
Road Fund	Apr. 1
Time for summer board meetings	Apr. 1
Settlement with Cook	May 5
Work on ditches of lots 499 – 503	May 5
Furnish 2 shirts and cap for security guards	May 5
Gas mileage allowance to board members	May 5
Eliminate day round of guard	June 3
Establish credit account for gasoline	June 3
Fence & ditch problems	July 8
Dumpster contract	July 8
Abstract of Wildridge real estate	July 8
Association will control building standards	July 8
Association will control ditch & culvert size	July 8
Dog owners will pick up waste	July 8
Air conditioners 1 per lot	July 8
Second campers on lot	July 8
Guest sign in at pool	Aug 5
Guards check restrooms	Aug 5
Donation to Celestine Fire Dept.	Aug 5
Removal of 2 nd air conditioner	Aug 5

Open fires	Sept 9
New gate cards	Sept 9
Pool ID tags	Sept 9
Charge for replacement gate cards	Sept 9
Change in mowing tall lots	Sept 9
Purchase of new mowing equipment	Oct 7
Purchase chain link fence	Nov 4

Motions Passed

1990

Payment of overtime for manager	Feb 3
Compromise for parking	Feb 3
Hiring maintenance crew	Feb 3
ULV & ATV tags	Feb 3
Purchase of mowing equipment	Mar 3
Donation of money to social committee for bike flags	Mar 3
Safety deposit box	Mar 3
Road repair	Apr 7
Block Captains	Apr 7
Check signing responsibility	Apr 7
Purchase of camera	Apr 7
Purchase of computer	Apr 7
Purchase of tractor blade and extension ladder	May 5
Purchase of Wildridge signs	May 5

FEBRUARY 4, 1989

MEETING OF WILDRIDGE ASSOCIATION BOARD OF DIRECTORS WAS CALLED TO ORDER AT 10:00 AM - BY PRESIDENT RICK DIXON.

MEMBERS PRESENT WERE - KEN BURGE, CLARENCE SWITZER, HAROLD DAUM, KARL BOEHM AND ED. KERSAGE ALSO IN ATTENDANCE.

JANUARY 1989 FINANCIAL REPORT WAS GIVEN BY TREASURER, KEN BURGE STATING THAT \$50,000.00 OF PAID DUES HAS BEEN PLACED IN A SIX (6) MONTHS C.D., ALSO \$8,000 OF ROAD ASSESSMENT MONEY HAS BEEN PLACED IN A SEVEN (7) DAY C.D.

KEN REPORTED THAT CONTINUED EFFORT TO COLLECT 1987 DELIQUENT DUES IS BEING MADE WITH THE FILING IN SMALL CLAIMS COURT, ALSO CHECKING WITH OUR LAWYER IN REGARD TO REPOSSESSED LOTS -- IF THE 'COOKS' ARE LIABLE FOR THE \$300.00 DUES. KEN ALSO REPORTED HE IS ABOUT READY TO SUBMIT TO SMALL CLAIMS COURT THE LOT OWNERS WHO HAVE NOT PAID THEIR 1988 DUES AND ALSO INCLUDE THOSE WHO HAVE NOT PAID THE GRASS CUTTING FEE.

KARL, CLARENCE AND ED ARE TO GET TOGETHER WITH THE TELEPHONE COMPANY AND UTILITY COMPANY TO SELECT THE BEST LOCATION FOR POLES AND WHERE THE LIGHTS ARE TO BE PLACED. THEIR SUGGESTION NOW IS TO PUT THE LIGHTS ADJACENT TO THE ROADS. THIS IS TO BE HANDLED WITHIN THE NEXT TWO WEEKS.

ED KERSAGE IS TO CALL RAY LEONARD FOR HIS INPUT ABOUT THE ROADS AND DITCHES TO BE PUT UP FOR BIDS. ED, KARL AND CLARENCE ARE TO CONTACT AT LEAST TWO (2) OR THREE (3) CONTRACTORS FOR THEIR RECOMMENDATION FOR THE ROADS & DITCH REPAIR.

CLARENCE IS TO CALL TWO (2) CONTRACTORS AND KARL IS TO CALL TWO (2) CONTRACTORS FOR APPOINTMENTS TO COME AND REVIEW THE ROADS AND DITCHES.

ED WILL COORDINATE THE DATE AND TIMES FOR EACH CONTRACTOR AND NOTIFY CLARENCE AND KARL.

THE RULES AND REGULATION COMMITTEE WILL BE NOTIFIED FOR THE MEETING IN APRIL OF THE BOARD OF DIRECTORS AND WILL BE INVITED TO ATTEND AND DISCUSS THE ULV LICENSING WHICH WILL BE PURSUED THIS YEAR. OLD ULV LICENSE WILL RUN THROUGH THIS YEAR. NEW ULV LICENSE WILL COST \$1.00 AND ONLY THROUGH 1989 AT WHICH TIME NEW STICKERS WILL BE ISSUED.

ED IS TO SEND RAY LEONARD LETTERS FROM THE SUGGESTION BOX TO ANSWER.

MEETING ADJOURNED AT 12:25 PM

NEXT MEETING SCHEDULED FOR MARCH 4, 1989 AT 10:00 AM.

RAY LEONARD, SECRETARY

FOOT NOTE:

MY SUGGESTION TO ED ON THE ROADS AND DITCHES WAS TO SELECT ONE GOOD AND REPUTABLE CONTRACTOR AND GET FROM HIM HIS RECOMMENDATIONS, EXPLAINING TO HIM THAT YOU WANT TO FORM A SET OF SPECS TO BE SENT TO OTHER CONTRACTORS FOR BIDS.

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

January 10, 1989

Wildridge Association Inc.
RR #1
Birdseye, In. 47714

TO: Board of Directors

A Board of Directors Meeting is planed for Sat. February 4, 1989 at 10:00 AM Crawford County Time. The meeting will be in the Day Lodge and should not last over 2 1/2 hours. Please plan to attend unless we have severe weather conditions or the roads are very bad. Should the meeting be called off due to the weather, I will be in contact with you.

We will be addressing the following specific items as well as others which will be added to the formal agenda:

1. FINANCIAL RESULTS FOR 1988 and the status of 1989 dues and past due membership dues.
2. SUMMARY OF SMALL CLAIMS COURT ACTIVITIES.
3. TELEPHONE INSTALLATION STATUS.
4. DISCUSSION OF ROAD IMPROVEMENT PROJECT FOR 1989.
5. WINTER PROBLEMS AT WILDRIDGE.
6. RULES AND REGULATIONS FOR 1989.

Please let me know in advance if their are specific items you want to see on the Agenda. If you can not attend the meeting you can be represented in absence by submitting your comments, suggestions, proposals or vote to me prior to the meeting.

I look forward to seeing you'all next month after our winter hibernation.

Sincerely,



Richard C. Dixon
President, Wildridge Association Inc.

WILDRIDGE ASSOCIATION
R.R. 1
BIRDSEYE, INDIANA 47513

MEETING OF WILDRIDGE ASSOCIATION BOARD OF DIRECTORS WAS CALLED TO ORDER ON MARCH 5, 1989 AT 10:00 A.M. BY PRESIDENT RICK DIXON.

MEMBERS PRESENT WERE: KEN BURGE, CLARENCE SWITZER AND HAROLD DAUM. KARL BOEHM IS IN THE HOSPITAL AT THIS DATE.

FINANCIAL REPORT WAS GIVEN BY TREASURER, KEN BURGE. BOTH DUES AND ROAD FUN MONEY IS COMING IN GOOD. ROAD FUND NOW HAS \$20,000.00.

CLAIMS AGAINST NINE (9) MEMBERS WILL BE FILED IN SMALL CLAIMS COURT BY RICK DIXON AND KEN BURGE ON MARCH 31, 1989 FOR NON-PAYMENT OF 1988 DUES, INCLUDING GRASS CUTTING IF OWED.

THE NEW JOHN DEERE TRACTOR HAS BEEN PURCHASED.

WITH MUCH REGRET THE BOARD OF DIRECTORS VOTED TO TERMINATE ED KERSAGE AS OF MARCH 5, 1989 - ED WILL BE GIVEN A TWO (2) WEEKS SEVERANCE PAY FOR HIS ASSISTANCE FOR THE NEXT TWO WEEKS AS REQUIRED.

PRESIDENT, RICK DIXON REMOVED HIMSELF FROM THE CHAIR TO SECOND THE MOTION MADE BY KEN BURGE TO TERMINATED ED KERSAGE AS MANAGER OF WILDRIDGE BASED UPON A LETTER SENT TO ALL BOARD MEMBERS BY RICK DIXON. ALL MEMBERS APPROVED TERMINATION, PLUS THE ABSENTEE VOTE OF RAY LEONARD AND ROSIE MINYARD.

THE BOARD AGREED TO OFFER THE MANAGERS JOB TO DOUG BOONE ON A THREE (3) MONTHS TRIAL BASIS AT \$6.50/HR - \$260.00 WEEK PLUS \$35.00 GASOLINE ALLOWANCE. AFTER THE THREE (3) MONTHS TRIAL PERIOD, IF ACCEPTED, HIS SALARY WILL BE RAISED TO \$7.25 HOUR, PLUS THE \$35.00 GASOLINE ALLOWANCE FOR A TOTAL OF \$325.00 WEEK. AFTER THE MEETING DOUG WAS CONTACTED BY RICK DIXON AND ACCEPTED THE OFFER. HE WILL START WORK ON MARCH 13, 1989.

TELEPHONE SERVICE INSTALLATION WAS DISCUSSED AND DECIDED TO PROCEED AS PLANNED. THIS WILL REQUIRE FIVE (5) ADDITIONAL LIGHTS TO BE CO-ORDINATED BY RICK DIXON.

ROADS WERE DISCUSSED FROM A BIO SUBMITTED BY KALCART QUARRY. ALL ROADS AT A COST OF \$178,972.00 - MAIN ROADS WITH TACK COAT AND ASPHALT COMPRESSED TO 2" @ A COST OF \$53,016.00. AFTER DISCUSSION THE BID WAS TABLED BECAUSE THE ROAD FUND ~~IS~~ ^{WAS} ONLY APPROXIMATELY \$20,000.00 AT THIS TIME.

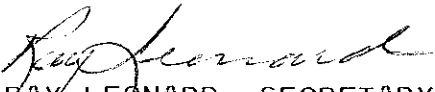
CLARENCE WILL READ UTILITY METERS WITH ED ON THURSDAY. HAROLD DAUM WILL HANDLE ANY PROBLEMS THIS WEEK-END.

RICK DIXON WILL ARRANGE FOR GUARDS FOR NEXT WEEK AND HANDLE ANY PROBLEMS THAT MIGHT ARISE.

A BREAKFAST WILL BE HELD ON MARCH 11, 1989 AT 10:00 A.M. AT THE VILLAGER IN FRENCH LICK. ALL BOARD MEMBERS AND EMPLOYEES ARE INVITED.

MEETING ADJOURNED AT 1:30 P.M.

NEXT MEETING WILL BE HELD ON APRIL 1, 1989 AT 10:00 A.M.


RAY LEONARD, SECRETARY

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

March 18, 1989

Board of Directors, Wildridge Assn. Inc.
RR #1
Birdseye, In. 47573

TO: All Officers, Board Members, and Manager

Effective immediately, I resign the office of President, Wildridge Association Inc. I have considered this decision for quite some time and have had this letter prepared for over a week. It is based on the following reasons.

- . Lack of support required to effectively implement appropriate covenants, rules and regulations for Building Standards, Electrical usage and potential imminent hazards, general rules and regulations, etc. I have tried unsuccessfully over 3 years to complete this major item.
- . My personal interest, time, and lack of motivation to spend more time on Wildridge Assn. affairs for another summer. In addition, I do not wish to face the membership at the open meeting as President having not been able to establish required covenants Standards, rules and regulations, etc.

Harold Daum, Vice President, should be able to handle the Presidents responsibilities for the next three months until the new board members are elected. I plan to stay on the board but not as an officer or chairman over any committee.

I will work with Ken Burge and Harold Daum on the transfer of the Financial responsibility as soon as possible. This will be addressed in more detail with these individuals.

Sincerely,



RICHARD C. DIXON

917 N. 8th St.
Vincennes, IN 47591
March 26, 1990

Dear Fellow Directors,

By now you have each received your letter from Rick, and are aware that he has resigned as President of the Board. This action is going to place a great deal more work on each of us than we have heretofore been accustomed. Maybe you are unaware of how much time and work goes into preparations for these meetings, and maybe not. I will say, though, that the preparations for the ANNUAL OPEN MEETING are tremendous, and Rick tells me that he is not going to take the responsibility for any of it this year.

I am willing to do as much of the typing as I possibly can, but I will need your input in order to do it properly. Without your input, it will reflect only MY IDEAS and this is not our purpose.

If I am to do the typing and get the printing done, I need to have the material at least two weekends before I can promise to get it to the printer. He needs at least one day for 700 copies of each page, since he has other customers. This means that if I get the material on 4/7 I can have it typed and send it to you for approval by 4/23. You could get it back to me by 4/27 so I could make the changes on 4/28 and 4/29 and to the printer on 4/30. If we are all on time with this schedule, we could see the final draft at the 5/5 meeting and make our final plans for the meeting. If this works out, then we could have a volunteer and mail-out meeting on 5/19. This is just a suggestion, and I realize there might be some of you willing to do some of the typing. If however, you are going to count on me to do it, I have to have time to do it right.

Another problem exists. Unless we have at least three more Director Applicants, it will look to the membership as if we are railroading in favor of Clarence, and have hand-picked the candidates. This would get us into some real trouble with the campers for the rest of this year and next year--even if they were in love with Clarence. People don't like to be put into a corner where they have no choices for whom to vote--even if they don't vote !! That's just people. We need to start making calls to encourage people to run. I am preparing a form letter to send out to each of those who have run before, and will prepare one to send to whoever you suggest if you send me their names and addresses. THE BALLOTS AND SURVEYS MUST BE IN THE MAIL BY MAY 26.

We also need to get busy on the survey questions. They need to be ready to review at the April 7 meeting so I can type them and have them printed. We should each make a list of our questions before the 4/7 meeting, and we'd better brown-bag our lunch and supper by the looks of things. Karl said he and Clarence will have to leave early and Rick said he isn't coming. I wasn't coming, but have cancelled my other obligation and plan to be there if all is well.

WildRidge ASSOCIATION

12048

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE BOARD OF DIRECTORS MEETING
SATURDAY, APRIL 1, 1989 10:00 AM

AGENDA AND COMMENTARY

Due to the complexity of some of the issues on the agenda, I will include a commentary to bring you up to date prior to the meeting. If you can not attend, and wish to vote in absence, please contact me prior to 3-31-1989.

Open 1. Review and vote on minutes

R. Dixon 2. BONDING; We have been notified by the bonding company via the insurance carrier, that we must have an Independent CPA Audit to qualify for bonding effective March, 1989. A CPA audit will cost \$1200 to \$2000, depending on the depth and individual CPA and the bond will cost approx \$600.

The Board of Directors are each personally "fully protected in relying in good faith upon the books of account of the Corporation or Statements prepared by any of the Corporation Officers", in accordance with Article IV Section 9.4 of the Articles of Incorporation as filed with and approved in the State of Indiana. Further in Section 9.10 the Directors are indemnified by the Corporation should any suit be initiated. The Article or the Corporation By Laws do not require bonding of Officers.

I will ask for any motion that any board member wish to pursue on the above subject, however Ken Burge, as Treasurer, or I as President can not and do not wish to influence any one on the Board on the Pros vs Cons of this matter.

R. Dixon 3. FINANCIAL REVIEW

A. ROAD FUND-At the present time we have received paid assessment for road fund from approx 360 Members of Wildridge. As Of April 15, 1989 if we don't have 75% or 535 members that have paid their assessment, I suggest we consider the following options. I have ranked them by my own choice.

Option 1- Plan and announce a Dues Increase of \$25/50 per year to cover cost of ongoing Road Maintenance each year. Give the 360+ members that have paid, the option of getting a refund, or having this amount applied to their 1990 dues. What ever funds we have available, is how much roads will be repaired.

Option 2- Return all Collected Funds and cut back on :
Social spending, Security guards, other expense, etc. to
provide limited funds for Emergency road repairs.

Option 3- Take road funds contributed by 360+ members and
fix roads for all 713 members and continue trying to
collect additional funds, etc.

REGARDLESS WHAT WE DO, THIS ISSUE WILL NOT GO AWAY** WE
NEED TO PUBLISH OUR DECISION ASAP IN A NEWSLETTER ALONG
WITH OTHER MAJOR ISSUES WE HAVE. IF THE MEMBERS WILL NOT
SUPPORT US OR THE ASSOCIATION, I'M READY TO THROW IN THE
TOWEL.

K. Burge B. Financial Report and report on Small
Claims court and Collections effort.

D. Boone 4. Managers Report, Season Opening, problems.
and update on various activities.

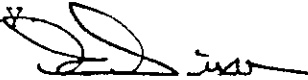
R. Minyard 5. Newsletter

Open 6. Annual Member Meeting June 10, 1989

R. Dixon 7. Rules and Regulations committee

Open 8. Misc Items from board members

Please be prepared to address the above items in the order
listed and keep our comments pertinent so we can utilize
our time most effectively

 3-25-89

Richard C. Dixon
President, Wildridge Assn. Inc

THE MEETING OF THE WILDRIDGE ASSOCIATION BOARD OF DIRECTORS WAS CALLED TO ORDER ON APRIL 1, 1989 AT 10:05 A.M. BY PRESIDENT RICK DIXON.

MEMBERS PRESENT WERE: HAROLD DAUM, KEN BURGE, KARL BOEHM, CLARENCE SWITZER, ROSIE MINYARD AND DOUGLAS BOONE.

MINUTES OF THE MARCH 5, 1989 MEETING WERE READ AND APPROVED AS CORRECTED. MOTION BY HAROLD DAUM AND SECONDED BY KARL BOEHM.

BONDING ISSUE WAS TABLED UNTIL THE NEXT MEETING. ROSIE MINYARD AND KARL BOEHM WILL OBTAIN ESTIMATE FOR CPA AUDIT COSTS IN ACCORDANCE WITH BONDING CARRIER.

ROAD FUND: AFTER DISCUSSION OF THE ROAD FUND OPTIONS: THE FOLLOWING ITEMS WERE FINALIZED WITH A MOTION BY ROSIE MINYARD AND SECONDED BY CLARENCE SWITZER.

1. DOUG BOONE WILL OBTAIN, BY CATEGORY, COST ESTIMATES FOR WORK REQUIRED TO UPDATE THE DITCHES. INCLUDED WILL BE - AS OUTLINED BY KARL BOEHM - THE LARGE DITCH AT THE BOTTOM BACK PORTION.
2. EMERGENCY ROAD REPAIR COST WILL BE MADE FROM THE GENERAL FUND. THE AMOUNT OF \$2,000 HAS BEEN ALLOCATED BY THE BOARD FOR THESE MAJOR REPAIRS. ONLY THE SEVERELY DAMAGED ROADS WILL BE DONE AT THIS TIME.
3. KARL BOEHM HAS VOLUNTEERED HIS TRUCK TO ASSIST IN ROAD WORK. THE ASSOCIATION WILL PAY FOR THE GASOLINE.
4. THE ROAD FUND RESURFACING QUESTION WILL BE POSED TO THE GENERAL MEMBERSHIP VIA THE SURVEY AND OPEN MEETING. THE ROAD FUND COLLECTION OF \$50.00 OR MORE HAS BEEN COLLECTED FROM 422 LOTS WITH A TOTAL OF \$23,900.00. THIS ISSUE WILL BE HIGHLIGHTED IN THE NEXT NEWSLETTER.
5. A MOTION WAS SECONDED BY KARL BOEHM AND PASSED BY THE BOARD TO ACCEPT THE ABOVE PROPOSAL.

KEN BURGE REPORTED THAT ED KERSAGE HAS APPLIED FOR UNEMPLOYMENT COMPENSATION. THE BOARD WILL CHALLENGE THE USE OF WILDRIDGE FUNDS FOR THIS DUE TO THE REASON FOR ED'S TERMINATION.

KEN ALSO REPORTED THE MOWING COLLECTIONS ARE RUNNING BEHIND LAST YEARS. ALSO, NORMAL DUES COLLECTION IS RUNNING BEHIND.

THE ASSOCIATION HAS BEEN SUCCESSFUL IN SMALL CLAIMS COURT IN COLLECTING PAST DUE ACCOUNTS. WE HAVE NOT LOST A JUDGEMENT YET. WE HAVE COLLECTED FOR TREE CUTTING FROM FIVE (5) MEMBERS. AFTER FURTHER LEGAL ADVICE WE PLAN TO SEND THE COOK'S A LETTER CONCERNING WHAT THEY OWE WHEN THEY TAKE A LOT BACK AND WILL REMIND THEM THAT THEY ARE REQUIRED TO NOTIFY WILDRIDGE- IN ADVANCE- OF THE RE-PURCHASE OR TRANSFER OF ANY LOT.

KEN REMINDED THE BOARD THAT A CASH VOUCHER MUST BE SUBMITTED FOR ANY PURCHASE MADE BY ANY BOARD MEMBER WHICH IS NOT DIRECTLY PAYABLE TO THE VENDOR. A RECEIPT MUST ACCOMPANY THE VOUCHER PRIOR TO REIMBURSEMENT.

DOUG BOONE REPORTED THE FOLLOWING:

1. REPAIRED SIX (6) WATER LEAKS WITH THE HELP OF ONE NEW HIRE AND ADDITIONAL HELP FROM PEOPLE WORKING ON GUARD DUTY. WE ARE GETTING A LOT OF SURFACE WATER IN THE SEWAGE SYSTEM. HE IS INVESTIGATING THIS FURTHER.
2. THE ASSOCIATION NEEDS TO PURCHASE THREE (3) FIRE EXTINGUISHERS FOR EMERGENCY USE. HAROLD DAUM AND CLARENCE SWITZER WILL CHECK OUT PRICES FOR PURCHASING THESE EXTINGUISHERS.
3. MAINTENANCE HELP. THE BOARD, VIA A MOTION BY HAROLD DAUM, SECONDED BY KARL BOEHM, PASSED BY THE BOARD - WILL HIRE A MAINTENANCE PERSON @ \$4.75/HR. TO BE INCREASED TO \$5.00/HR LATER. DOUG WILL REVIEW THIS JOB WITH CANDIDATES FROM THE SECURITY GUARDS OR WILL HIRE FROM THE OUTSIDE, IF REQUIRED.
4. GUARD UNIFORMS - DOUG STATED WE NEED TO REPLACE THE CURRENT UNIFORMS THAT THE GUARDS HAVE. DOUG AND RICK DIXON WILL GET PRICES. UNIFORM WILL CONSIST OF NEW SHIRTS AND HATS. HAROLD DAUM SUGGESTED THAT THE ASSOCIATION PURCHASE THE FIRST SHIRT AND HAT --- ADDITIONAL SHIRTS BE PURCHASED BY THE GUARD. THIS WILL BE DISCUSSED AT THE NEXT MEETING.
5. REGULAR SUMMER WORK HOURS IS ON SCHEDULE. THE POOL WILL OPEN ON MEMORIAL DAY AND STAFFED AS IN PREVIOUS YEARS. DOUG IS EXPERIMENTING WITH LEAVING THE SHOWER HOUSE OPEN ON A TWENTY-FOUR (24) HOUR BASIS. IF NOT SUCCESSFUL-OR- IF A LOT OF VANDALISM OCCURS THIS WILL BE CHANGED.

ROSIE MINYARD REPORTED THAT THE NEWSLETTER WILL BE PUBLISHED IN THE NEXT FEW WEEKS. ALL MAJOR ITEMS THAT HAVE BEEN DISCUSSED, PLUS ITEMS OF GENERAL INTEREST WILL BE OUTLINED IN THE NEWSLETTER.

PRESIDENT RICK REPORTED THAT THE OPEN MEETING TO BE HELD ON JUNE 10, 1989. HE POLLED THE BOARD FOR ANY ISSUES THEY WISHES TO DISCUSS FOR THIS MEETING OR IF THE FORMAT SHOULD BE CHANGED. NO ADDITIONAL CHANGES WERE RECOMMENDED. THIS YEARS MEETING WILL INCLUDE A SURVEY AND RICK WILL COORDINATE THE MEETING AS IN THE PAST. HE STATED WE SHOULD FINALIZE THE SURVEY AND ELECTION CANDIDATES BY MAY 6, 1989 AND PUBLISH THIS FOR THE MEMBERSHIP BY MAY 20, 1989. ROSIE WILL HAVE INFORMATION ABOUT THE MEETING AND ELECTION IN THE NEWSLETTER.

A MOTION WAS MADE BY KARL BOEHM AND SECONDED BY HAROLD DAUM TO HOLD THE SUMMER BOARD OF DIRECTOR'S MEETINGS ON SATURDAY AT 9:00 A.M., MOTION PASSES. MEETING ADJOURNED AT 12:20 P.M.

NEXT MEETING WILL BE MAY 6, 1989 AT 9:00 A.M.

R. G. LEONARD, SECRETARY

DOUG

WILDRIDGE BOARD OF DIRECTORS MEETING
SATURDAY, MAY 6, 1989 9:00 AM

AGENDA

- Open 1. Review and vote on previous minutes.
- Open 2. Bonding costs and issues, estimates on CPA audit from Boehm and Minyard and any required actions recommended.
- Dixon 3. Status of Small claims court, legal issues, lots taken back, transfer, suit threats from members, etc.
- Burge 4. Financial report, status of road fund etc.
- Switzer 5. Emergency road repair report, and updates from Boone and Boehm on ditch cost estimates and recommendations.
- Boone 6. Managers report, including status of telephone installation, uniforms, opening season, etc.
- Dixon 7. Open meeting: Survey, Volunteer Meeting, candidates for election, last minute items, etc. I have received only one response, Ken, concerning my April 12, 1989 letter concerning the annual meeting. Your input was requested, and no response was made.
- Open 8. Open items for discussion

THE MEETING OF THE WILORIDGE ASSOCIATION BOARD OF DIRECTORS WAS CALLED TO ORDER ON MAY 5, 1989 AT 8:50 A.M. BY PRESIDENT RICK DIXON.

MEMBERS PRESENT WERE: HAROLD DAUM, KARL BOEHM, CLARENCE SWITZER, ROSIE MINYARD, RAY LEONARD AND DOUGLAS BOONE.

MINUTES OF THE APRIL 1, 1989 MEETING WERE READ AND APPROVED AS READ.

THE BONDING ISSUE WAS TABLED FROM APRIL 1, 1989 MEETING IN ORDER FOR ROSIE AND KARL TO GET ESTIMATES FROM C.P.A.'S. (ROSIE DECIDED NOT TO CONTACT A C.P.A. BECAUSE OF THE DISTANCE INVOLVED). KARL CONTACTED A C.P.A. FROM JASPER (BUECHLEIN & ASSOC.) AND ESTIMATE OF COST AT THIS TIME. RAY LEONARD WILL CONTACT A C.P.A. FOR POSSIBLE COST.

EACH OF US WERE TO CONTACT THE BONDING AGENT FOR WHAT THEY REQUIRE IN THE WAY OF AN AUDIT (FARM BUREAU INSURANCE, PAOLI, DICK THOMPSON).

SMALL CLAIMS COURT REPORT: THE ASSOCIATION HAS BEEN AWARDED FAVORABLE JUDGEMENT ON ALL CLAIMS FILED - RICK RECEIVED A CHECK FROM THE COOK'S IN THE AMOUNT OF \$2,004.18 AS A SETTLEMENT ON TWO LOTS THAT HAD FILED BANKRUPTCY. IT IS HOPED WE CAN COLLECT ON ALL LOTS THAT HAVE BEEN RETURNED TO THE COOK'S.

A MOTION WAS MADE BY KARL BOEHM, SECONDED BY CLARENCE SWITZER THAT WE ACCEPT THE SETTLEMENT AS NEGOTIATED BETWEEN RICK AND THE COOK'S.

THERE WAS NO FINANCIAL REPORT DUE TO THE ABSENCE OF TREASURER, KEN BURGE.

ROADS AND DITCHES - ALL EMERGENCY ROAD REPAIRS HAVE BEEN MADE AT THIS TIME AT A COST OF \$621.01.

MOTION BY CLARENCE AND SECONDED BY ROSIE TO DIG OUT THE DITCH OF LOTS 499 THROUGH 503 AT A COST NOT TO EXCEED \$500.00. DOUG AND KARL TO SUPERVISE.

ELI'S WORK TO START WITHIN 2-3 WEEKS.

SECRETARY TO SEND LETTERS TO EACH LOT OWNER ABOUT THE WORK TO BE DONE. (COPY OF LETTER ATTACHED AS A PART OF THESE MINUTES).

APPROXIMATELY 600 HAVE PAID THEIR ROAD ASSESSMENT.

THE BOARD REALIZES THAT WE WILL HAVE TO ADDRESS SEVERAL OTHER DITCH PROBLEMS IN THE RESORT AT OUR EXPENSE.

CLARENCE IS TO RENT AN ASPHALT SPREADER TO DO THE ROAD FROM THE GATE TO THE RECREATION ROOM PRIOR TO THE JUNE 10TH MEETING TO SHOW THE MEMBERS WHAT WE CAN DO WITH OUR PERSONNEL AND RECEIVE THEIR APPROVAL TO CONTINUE WITH THE ROAD WORK.

MANAGER'S REPORT: THE TELEPHONE SERVICE IS TABLED TO BE COMPLETED BY THE END OF MAY.

MOTION BY CLARENCE, SECONDED BY KARL TO FURNISH THE SECURITY GUARDS TWO (2) SHIRTS AND A CAP, IF NEEDED, WITH THE APPROPRIATE PATCHES. REPLACEMENT BY WILDRIDGE UNDER NORMAL ^{W.C.A.} WARE. GUARDS TO REPLACE SHIRT IF DAMAGED BY HIS CARELESSNESS. PURCHASE TWO (2) EXTRA SHIRTS FOR USE OF TEMPORARY GUARDS. (LIGHT BLUE SHORT SLEEVE SHIRTS) TOTAL COST NOT TO EXCEED \$200.00.

(CONTINUE MEETING OF MAY 5, 1989)

MANAGER'S REPORT (CONT.)

DOUG TO PURCHASE NEEDED FIRE EXTINGUISHERS OF HIS CHOOSING FROM BIDS RECEIVED FROM COMPANIES IN JASPER, NOT TO EXCEED \$100.00)

REPLACE BROKEN LIGHT IN POOL.

POOL WILL BE OPENED ON SCHEDULE.

WORKERS DOING MANUAL LABOR WILL BE COMPENSATED AT THE PREDETERMINED RATE.

OPEN MEETING: VOLUNTEER MEETING TO BE HELD ON SATURDAY MAY 13, 1989 AT 10.00 A.M, IN THE DAY LODGE.

BOARD VOTED NOT TO BRING UP THE QUESTION OF THE DUMPSTERS ON THE SURVEY.

THE BOARD VOTED TO DELETE THE FOLLOWING ITEMS FROM THE SURVEY DRAFT QUESTIONS #1, #6, AND #11. (#1 AND #11 WILL BE ADDRESSED AT A LATER TIME).

MOTION BY KARL, SECONDED BY CLARENCE TO ALLOW GAS MILEAGE TO ANY BOARD MEMBER ON OFFICIAL BUSINESS FOR WILDRIDGE AT THE ESTABLISHED I.R.S. RATE.

QUESTION OF A TRUCK FOR MAINTENANCE USE WAS TABLED UNTIL NEXT MEETING.

MEETING ADJOURNED AT 12:20 P.M.

NEXT MEETING WILL BE JUNE 3, 1989 AT 9:00 A.M.

ADDENDUM: BIDS FROM CONTRACTORS FOR BACKHOE WORK. MADE A PART OF THESE MINUTES.

BACKHOE TIME \$35.00 HR. ONE HOUR OR MORE.

ROCK \$3.13 A TON HAUL BILL.

#8 ROCK IS ABOUT \$4.25 A TON.

SUBMITTED BY SNELLING CONSTRUCTION

** \$35.00 PER HOUR. BACKHOE MOVED BY DUMP TRUCK, TRUCK WILL BE THERE IF NEEDED TO MOVE DIRT ETC. ALSO HAVE GRADER BLADE TO FIT ON REAR BUCKET TO LEVEL OR CLEAN DITCH. (THEY DO FAST AND GOOD WORK.

SUBMITTED BY JASPER LUMBER CO. - JASPER, IN.

\$38.50 PER HR. 4X4 DRIVE, 4 IN BUCKET ON FRONT. 5 HR OR MORE, NO TRUCK. RENT REGULAR BACK HOE \$110.00 PER DAY BASED ON 8 HR DAY. WE PICK & RETURN SEWER PIPE 10" PIPE \$2.57 PER FT. F.O.B. JASPER.

SUBMITTED BY GUORF SUPPLY CO.

CONTINUED MEETING OF MAY 5, 1989)

ADDENDUM: (BIDS CONTINUED)

\$42.00 PER HOUR. 4 HRS. OR MORE (NEW HOE) TRUCK EXTRA.
HOE MOVED WITH LOW BOY. SEWER PIPE IN 20 FT. LENGTHS.

SUBMITTED BY HASENOUR AND STEMBERG.

** OBTAINED BY KARL J. BOEHM (3)

NOTES FROM ED AND UNITY SINGLETON TO THE BOARD OF DIRECTORS AND
MANAGER DOUGLAS BOONE IS BEING MADE A PART OF THESE MINUTES.

BOARD OF DIRECTORS ---

"THANKS SO VERY MUCH FOR ALLOWING US TO HAVE OUR WEDDING AND
RECEPTION IN THE SHELTER HOUSE AND CLUB HOUSE. EVERYONE
WAS SO HELPFUL AND THOUGHT-FUL.

SEVERAL PEOPLE (NOT WILDRIDGE MEMBERS) COMMENTED ON THE NICE
FRIENDLY YOUNG MAN. REFERRING TO DOUG.

UNITY & ED "

DOUG BOONE, MANAGER -----

"THANKS SO VERY MUCH FOR ALL YOU DID FOR US FOR OUR WEDDING.
SEVERAL PEOPLE REMARKED ABOUT HOW NICE THE YOUNG MAN WAS TO
THEM.

THANKS.

UNITY & ED.

SCHEDULE OF SOCIAL EVENTS FOR 1989 IN SECRETARY'S BOOK.

THE MEETING OF THE WILDRIDGE ASSOCIATION BOARD OF DIRECTORS WAS CALLED TO ORDER ON JUNE 3, 1989 AT 9:05 AM BY VICE PRESIDENT HAROLD DAUM.

MEMBERS PRESENT WERE: KARL BOEHM, CLARENCE SWITZER, ROSIE MINYARD, RAY LEONARD AND DOUG BOONE, MANAGER.

MINUTES OF THE MAY 5, 1989 MEETING WERE READ AND APPROVED AS READ.

AFTER A LENGTHY DISCUSSION ABOUT THE ROADS AND DITCHES- MOTION WAS MADE BY ROSIE AND SECONDED BY CLARENCE THAT THE FOLLOWING PROPOSAL BE PRESENTED TO THE MEMBERS AT THE OPEN MEETING ON JUNE 10, 1989 AS FOLLOWS: KARL AND DOUG TO MARK UP A MAP SHOWING THE DITCHES THAT THE ASSOCIATION IS RESPONSIBLE FOR. OFFER A CONTRACT SIMILAR TO THE GRASS CUTTING, FOR A FEE OF \$50.00 PER LOT, PER YEAR, TO MAINTAIN THEIR DITCH IF REQUESTED BY THE LOT OWNER. DITCHES TO BE IN ADEQUATE CONDITION AT TIME OF CONTRACT.

ROAD PAVING - CLARENCE ESTIMATES TO DO ALL 4½ MILES OF ROADS, 16' WIDE, IN THE RV RESORT WITH OUR CREWS WILL COST \$60,000.00. A PROPOSAL TO BE PREPARED FOR THE OPEN MEETING ON JUNE 10, 1989. MOTION BY KARL - SECONDED BY ROSIE THAT WE PREPARE A MAP SHOWING WHAT WE THINK WE CAN DO WITH THE AMOUNT OF MONEY WE NOW HAVE IN THE ROAD FUND. OTHER ROADS TO BE DONE AS THE MONEY IS AVAILABLE.

A GENERAL DISCUSSION ON RE-NAMING THE ROADS IN THE RESORT WAS HELD. NO DECISION WAS MADE AT THIS MEETING.

MANAGER REPORT- DITCHES FROM 499-503 HAS BEEN DONE. FIRE EXTINGUISHERS ON PREMISE.

A PROPOSAL WAS SUBMITTED BY THE GUARDS IN REGARD TO THE GASOLINE ALLOWANCE PAID FOR THE USE OF THEIR VEHICLE IN MAKING THEIR ROUNDS. COPY OF WHICH IS ATTACHED AND MADE A PART OF THESE MINUTES. AFTER DISCUSSION IT WAS DECIDED TO TABLE THEIR PROPOSAL UNTIL THE NEXT MEETING, WHILE WE TRY TO FIND A VEHICLE FOR ASSOCIATION USE.

MOTION BY CLARENCE - SECONDED BY KARL THAT WE ELIMINATE THE DAY ROUNDS OF THE GUARD. THE MANAGER OR MAINTENANCE MAN TO MAKE MORNING ROUNDS. PAY EMERGENCY RUN ONLY.

MOTION BY CLARENCE - SECONDED BY KARL FOR DOUG TO ESTABLISH A CREDIT ACCOUNT FOR GASOLINE AT ANDY'S.

ESTIMATE FROM CPA - BUECHLEIN & ASSOC. FOR AUDIT REVIEW WAS RECEIVED AT A COST NOT TO EXCEED \$1,200.00 PLUS OUT-OF-POCKET EXPENSES, BARRING ANY EXTRA ORDINARY MATTERS REQUIRING AN EXTENSION OF SERVICES.

THE PROBLEM OF UNSUPERVISED SMALL CHILDREN WAS BROUGHT TO THE ATTENTION OF THE BOARD BY DOUG. A DISCUSSION FOLLOVED - BUT NO DEFINITE SOLUTION WAS RESOLVED. ALSO, THE PROBLEM OF BIKE RIDERS AND MOPED'S RIDING IN RECKLESS MANNER. THESE NEED TO BE ENFORCED.

DOUG ASKED PERMISSION TO MOVE THE DUMPSTER SIGN BY TENNIS COURT TO THE PRESENT DUMPSTER SITE - WITH ELI'S PERMISSION.

MEETING ADJOURNED AT 12:20 PM.

SUBMITTED BY


RAY G. LEONARD, SECRETARY

6-1-89

We the full-time Security employees of Wild-Ridge would like to propose a contract or lease for the use of our vehicles. When we were hired, we were told we would have to use our vehicles until one could be furnished. It is now going on 2 years, which we feel has been more than enough time to furnish us with such a vehicle. We understand we are being paid .24¢ a mile for gas allowance, which is barely covering the amount of gas used. This by no-means covers wear and tare on our vehicles such as tires, brakes, shocks, oil, insurance, and wear on engine parts. If taken into consideration all this adds up to a lot more than .24¢ a mile.

We feel that \$100.00 per month, plus .25¢ a mile gas allowance is a reasonable and fair request. We also feel that this should not count as a raise in our wages since this money is needed for up-keep and parts that are worn out from use of vehicle in Wild Ridge. This should be paid and kept separate from our regular earnings, leaving us with all rights for a raise when min. wage goes up.

It is to our knowledge that a security vehicle has been voted out at several Board meetings because the members thought it was too costly to buy and up-keep such a vehicle, leaving the problem of up-keeping our own (Employees) vehicles to us, the employees, for a mere .24¢ a mile, which is impossible. It is obvious that the members of Wild Ridge know it's not cheap for insurance, license, and up-keep on a vehicle or they would not have voted it out to buy a security vehicle. This burden should not fall on the employee. We would like to see how many members in here can start a family and make a living on \$145.35 salary a week. Please take this in consideration.

Signed 
Darrell L. Enlow

Wildridge 3rd Annual Meeting

June 10, 1989 10:AM

SATURDAY, JUNE 10, 1989 PROGRAM AND AGENDA

10:00 AM Welcome

 Pledge of Allegiance- Moment of Silence

 Introductions and Comments

 - Board of Directors

 - Annual Meeting Volunteers

 - Social Committee

 Board of Directors, Special Reports

 - President, Miscellaneous Items

 - Treasurer, Summary of Financial Status

 - Road Committee Chairman, road report

 Question/Answer Session

 Election Results

 Summary Comments

12:00M Closing of Meeting

 Refreshments - Social Visit

4/10
OPEN MEETING - SATURDAY - ~~JULY~~ 9, 1989

MEETING OPENED BY PRESIDENT, RICK DIXON AT 9:00 AM.

PLEDGE OF ALLEGIANCE BY CLARENCE SWITZER FOLLOWED BY A MOMENT OF SILENT PRAYER.

THE BOARD OF DIRECTORS AND MANAGER WERE INTRODUCED BY PRESIDENT RICK DIXON.

RICK INTRODUCED UNITY SINGLETON WHO WILL BE READING THE QUESTIONS FOR THE OPEN MEETING.

RICK THEN THANKED THE VOLUNTEERS FOR THEIR HELP IN THE MAILING OF BALLOTS AND SURVEYS. A THANKS TO JACKIE IVIE FOR MAKING THE NEW MAPS OF WILDRIDGE. MANAGER DOUG HAS THE MAPS FOR SALE AT .50 CENTS EACH.

PRISCILLA STEVENS, CHAIRMAN - SOCIAL COMMITTEE WAS INTRODUCED AND THEN SHE INTRODUCED HER COMMITTEE MEMBERS. PRISCILLA REPORTED THAT THE SOCIAL COMMITTEE MADE ENOUGH MONEY LAST YEAR TO PURCHASE TWO COFFEE POTS AND A P.A. SYSTEM AND TWO FANS FOR THE DAY LODGE.

THE MAIN PROJECT FOR 1989 WILL BE REPAIRING THE MINIATURE GOLF COURSE.

RICK ALSO THANKED ALL OF THE VOLUNTEERS AND EMPLOYEES WHO MADE 1988 A GOOD YEAR.

SPECIAL REPORTS - PRESIDENT RICK STARTED THE SESSION WITH THE RESULTS OF THE SURVEY QUESTIONS.

A COPY OF WHICH IS ATTACHED AND MADE A PART OF THESE MINUTES.

TREASURER, KEN BURGE GAVE THE FINANCIAL REPORT ON ROADS/AND LOTS IN BANKRUPTCY, TREE CUTTING, ETC., A COPY OF WHICH IS ATTACHED AND MADE A PART OF THESE MINUTES.

CLARENCE SWITZER GAVE A REPORT ON ROAD REPAIR ESTIMATE REGARDING MAIN ROADS OF \$53,016.25 AND FOR ALL ROADS - 4½ MILES OF \$178,972.50 FROM A CONTRACTOR. A PAVER HAS BEEN RENTED FOR \$200.00 FOR ALL SUMMER. HOWEVER, CLARENCE ESTIMATES DOING ALL ROAD FOR \$60,000.00 WITH HELP OF VOLUNTEERS. DOING MAIN ROADS FIRST FOR THE AMOUNT NOW IN THE FUND OF \$34,452.09.

A NUMBER OF MEMBERS HAVE VOLUNTEERED TO HELP ON THE PAVING ON WEEK-ENDS. A MAJORITY OF THE MEMBERS PRESENT APPROVED OF THE METHOD EXPLAINED BY CLARENCE.

KARL BOEHM EXPLAINED WHAT THE ASSOCIATION PLANS TO DO ABOUT THE DITCHES. A MAP WAS POSTED SHOWING WHICH DITCHES WILL BE MAINTAINED BY THE ASSOCIATION. A QUESTION WAS ASKED ABOUT DITCHES THAT NEED REPAIR BUT THE LOT OWNERS IS NOT DOING THE WORK.

PRESIDENT RICK STATED THAT ACCORDING TO THE SURVEY THE ASSOCIATION WILL DO THE WORK AND CHARGE THE LOT OWNER FOR THE COST OF THE REPAIR.

MANAGER, DOUG REMINDED THE LOT OWNER THAT EACH LOT HAS ONLY 30 AMPS MAXIMUM POWER. SOME OWNERS HAVE HAD TO HAVE LINES REPAIRED DUE TO OVER-LOAD.

QUESTIONS AND ANSWERS:

Q. - SINCE WE PAY TAXES - WHY CAN'T THE COUNTY MAKE ROAD REPAIRS?

A. - THE ASSOCIATION IS A PRIVATE ORGANIZATION - SO - FOR THE COUNTY TO COME IN WE WOULD HAVE TO MAKE THE ROADS PUBLIC.

MOST OF THE QUESTIONS ASKED AT THE OPEN MEETING WAS ABOUT THE DITCHES IN FRONT OF OR BESIDE INDIVIDUAL LOTS - AND - WHAT CAN THE ASSOCIATION DO ABOUT THEM.

QUESTION WAS RAISED ABOUT LOT OWNERS BEING ALLOWED TO RENT OUT THEIR LOTS - IT SHOULD NOT BE ALLOWED.

ACCORDING TO THE LATEST LEASE AGREEMENT SIGNED BY LEASE OWNERS THAT RENTING OR LEASING IS PERMITTED. BUT THE LESSOR HAS TO REPORT TO THE MANAGER BEFORE A LOT CAN BE TRANSFERRED OR RENTED. A LETTER HAS BEEN SENT TO ALL REALTORS.

Q. - IS THERE A STANDARD ON THE HEIGHT OF A BUILDING?

A. - THE BUILDING CODE STATES WHAT THE HEIGHT OF THE BUILDING CAN BE.

Q. - WHAT ARE THE CHANCES THAT A FISH CLEANING STATION CAN BE BUILT IN WILDRIDGE?

A. - NONE.

Q. - WHY DOESN'T SECURITY PATROL THE BACK LOTS?

A. - SECURITY MAKES AT LEAST TWO (2) ROUNDS PER NIGHT. THEY ARE SUPPOSE TO VARY THEIR ROUTE EACH TIME COVERING A DIFFERENT AREA.

Q. - WHY DON'T WE CHARGE A SMALL FEE FOR VISITORS TO HELP PAY FOR CLEAN-UP?

A. - THIS IS A GOOD IDEA, BUT IT WOULD HAVE TO BE THE CONSENSUS OF OPINION OF ALL LOT OWNERS - PLUS - THERE COULD BE A PROBLEM OF COLLECTING.

Q. - WHY CAN'T THE WILDRIDGE SIGN IN FRONT BE FIXED?

A. - IT IS A MATTER OF PRIORITIES AND MONEY. JEFF PADGETT DID VOLUNTEER WORK ON THE SIGN LAST YEAR.

Q. - WHY CAN'T THE SIGN WHERE THE DUMPSTERS WERE ORIGINALLY BE REMOVED?

A. - MANAGER, DOUG STATED THAT THE SIGN IS GOING TO BE REWORDED AND MOVED OVER TO WHERE THE DUMPSTERS ARE NOW. WE ARE ONLY WAITING FOR ELI'S PERMISSION TO ERECT THE SIGN. WE ARE HAVING A PROBLEM WITH PEOPLE NOT PUTTING THE GARBAGE INTO THE DUMPSTERS AND THE WORD FROM THE PEOPLE THAT SERVICE THE DUMPSTERS SAY THAT THEY MAY HAVE TO RAISE THEIR PRICE BECAUSE OF THIS.

Q. - HOW OFTEN DO THEY CUT GRASS AND WHY WASN'T THE GRASS CUT AROUND THE DAY LODGE ON MEMORIAL DAY WEEKEND?

A. - MANAGER, DOUG STATED THAT IT IS A MATTER OF PRIORITY, GRASS IS CUT ON A TWO (2) WEEK ROTATION. WE SHOULD CUT THE CONTRACT LOTS FIRST - THEN CUT THE COMMON GROUNDS. RAIN AND ROAD WORK PUT US BEHIND - BUT - WE ARE CAUGHT UP NOW.

- Q. - IF THE LOT OWNER DOES NOT PAY HIS DUES WILL THIS RAISE THE DUES FOR ALL OF US?
- A. - WE HAVE NOT RAISED THE DUES SINCE THE ASSOCIATION TOOK OVER IN 1986.
- Q. - ARE THE COOK'S PAYING THEIR ANNUAL DUES?
- A. - THE COOK'S ARE PAYING THE DUES ON ALL LOTS THAT THEY OWN. ALSO, THEY HAVE PAID BACK DUES ON LOTS THAT HAVE BEEN REPOSSESSED - PLUS - GRASS CUTTING FEES AND ANY INTEREST OWED.
- Q. - WHY NOT LET ED. KERSAGE OPERATE A SALES LOT OPERATION FROM HIS LOT IN HERE - IF HE OWNS ONE - TURN HIM LOOSE AND LET HIM SELL.
- A. - THE ASSOCIATION ENCOURAGES ED TO MAKE SALES, HOWEVER WE WILL NOT ALLOW ANYONE TO SET UP AN OFFICE IN THEIR TRAILER IN HERE PERSE.
- Q. - IN REGARD TO LOT SALES - COULD WE GET A SMALL PORTION OF THE REALTORS FEE FOR DOING BUSINESS IN WILORIOGE?
- A. - ACCORDING TO OUR CHARTER WE CAN NOT CHARGE A FEE FOR ANY REALTOR SALE.
- Q. - EXPLAIN THE PROCEDURE FOR TRANSFERRING A LOT.
- A. - MANAGER DOUG, STATED THE PROCEDURE IS AS FOLLOWS:
WE WILL HAVE THE NECESSARY PAPER WORK AT THE OFFICE - THE BUYER AND THE SELLER WILL COME INTO THE OFFICE, AT THAT TIME. DOUG WILL MAKE SURE THE SELLER HAS PAID ALL DUES AND FEES ON THE LOT AND THE BUYER WILL AGREE TO ALL RULES AND RESTRICTIONS AND BE AGREE-ABLE TO THEM. THE BUYER WILL PAY A \$25.00 TRANSFER FEE FOR GATE CARDS - THE SELLER WILL TURN HIS IN.
- Q. - WHY NOT HAVE A SEASON CLOSING MEETING TO GIVE THE RESULTS OF THE JUNE MEETING?
- A. - PRESIDENT RICK STATED THAT THE SURVEY AND ELECTION RESULTS WILL BE IN THE NEXT NEWSLETTER.
- Q. - CONCERNING OWNERS USING THEIR LOTS AS A SUMMER RESIDENCE.
- A. - THIS IS A VERY DIFFICULT MATTER. THE BOARD HAS DISCUSSED SEVERAL TIMES - BUT - HAVE NOT COME TO ANY DEFINITE CONCLUSION - BUT WILL ADDRESS WHEN IT BECOMES A CRITICAL MATTER.
- Q. - SHOULD PEOPLE BE ALLOWED TO RUN THEIR AIR CONDITIONER FOR A LONG PERIOD OF TIME WHEN THEY ARE NOT HERE?
- A. - NO - IF ANYONE KNOWS WHERE THEY ARE THEY SHOULD CONTACT MANAGER DOUG AND GIVE HIM THE LOT NUMBER SO HE CAN EITHER CONTACT THE OWNER OR TURN THE AIR CONDITIONER OFF.
- Q. - CAN OPEN FIRES BE ELIMINATED BECAUSE OF THE SMELL AND DANGER?
- A. - WE ARE CONSIDERED A CAMP GROUND AND ALL CAMPERS LIKE TO HAVE OPEN FIRES.
- Q. - COULD WE HAVE A CURTAIN BETWEEN THE HALL AND SHOWERS IN THE LADIES ROOM?
- A. - MANAGER, DOUG WILL LOOK INTO THIS MATTER.

- Q. - WHO IS RESPONSIBLE IF SMALL CHILDREN ON A ULV RUNS INTO A MEMBERS VEHICLE?
- A. - THE ULV IS TO HAVE A LICENSE FOR WHICH EACH PARENT MUST SIGN RELIEVING WILDRIDGE FROM ANY LIABILITY IN CASE OF AN ACCIDENT.
- Q. - WHY CAN'T WILDRIDGE HAVE ONE DATE TO PAY DUES SUCH AS FEBRUARY 15TH?
- A. - ROSIE STATED THAT THE DUE DATE IS JANUARY 1ST EACH YEAR. IF DUES ARE NOT PAID BY JANUARY 31ST A PENALTY FEE IS CHARGED.
- Q. - WHY CAN'T WE HAVE BETTER SUPERVISION OF KIDS IN THE RECREATION ROOM - PARENTS SHOULD BE THE ONES TO VOLUNTEER TO DO THIS.
- A. - IF WE CAN GET ENOUGH VOLUNTEERS TO STAY AT THE LODGE TO SUPERVISE THE CHILDREN WE CAN DO THAT. HOW MUCH DO WE WANT TO REGIMENT THE CHILDREN AND HOW MUCH ARE YOU WILLING TO PAY FOR IT. ARE WE HAVING ISOLATED INCIDENTS OR MULTIPAL INCIDENTS WITH A LOT OF PEOPLE.
- Q. - IN CASE OF EMERGENCY THERE SHOULD BE A CASH KITTY ON HAND, SINCE HAROLD DAUM IS HERE ALL OF THE TIME HE SHOULD HOLD IT THEN NO ONE WOULD HAVE TO PUT OUT MONEY AND WAIT TO BE PAID.
- A. - WE WILL INCREASE THE PETTY CASH FUND - BUT - WILL NOT SET UP A NEW FUND.

BECAUSE OF AN INCIDENT WITH ULV'S A MEMBER SUGGESTED THAT THE ASSOCIATION REQUIRE EACH OF THE ULV'S BE REQUIRED TO HAVE A FLAG ON A LONG WHIP POLE.

ONE OF OUR NEWER MEMBERS STOOD UP TO GIVE MANAGER DOUG A WORD OF PRAISE FOR A JOB WELL DONE AND THERE WAS A ROUND OF APPLAUSE.

OWNER OF LOT #238 ASKED IF THE ASSOCIATION COULD DO ANYTHING ABOUT A DITCH BEHIND HIS LOT. THE ASSOCIATION WILL LOOK INTO THIS MATTER - BUT NO PROMISES MADE.

RESULTS OF THE ELECTION IS AS FOLLOWS:

VOTES CAST	220
KEN BURGE	154
ROSIE MINYARD	101
BILL SCHMELTZ	98
UNITY	
SINGLETON	67
ILLEGAL VOTES	5

SIGNED - ALLEN WELLS - CHAIRMAN
 MARY LEONARD - ASSISTANT

MEETING ADJOURNED AT 12:30 PM.

SUBMITTED BY:

Ray Leonard
 RAY LEONARD, SECRETARY

WILDRIDGE ASSOCIATION 1989 ANNUAL SURVEY

LOT # _____ NAME _____ DATE _____

Please answer these questions very carefully since the results of this survey will be used to make some very important decisions concerning Wildridge. Remember, this is your association, and we need your input.

- Percents
1. How could the day lodge be used more effectively for its members.
- 28% a. Get rid of the exercise equipment, and move game equipment into exercise room.
- _____ b. Eliminate the pool table.
- 27% c. Move pool table to the open room next to the business or Managers office.
- 29% d. Leave all equipment (exercise, game, and pool) as it has been in the past.
- _____ e. Others _____
- _____
2. How could the swimming pool be used more effectively.
- 14% a. Open pool on a more limited basis, days and hours, afternoons only, weekends, holidays, or some other limited basis.
- 73% b. Same hours, life guards as we now have.
- 14% c. Others _____
- _____
3. Should we have more special group swimming activities at specific times.
- 34% a. Adult nights 17% b. Teens only
- 13% c. Kiddy days 23% d. Swim lessons
- 12% e. Others _____

* * * * * CONTINUED ON BACK SIDE * * * * *

4. Please indicate the areas you would like to volunteer and the frequency.

NO OF*****	VOL		VOL
	1	a. Day Lodge help	12 b. Help guard
	2	c. Life guard	5 d. Road work
	8	e. Maint. help	5 f. Ditch work
	4	g. Administrative	3 h. Cleaning
	5	i. Others/Comments_____	

TOTAL 44 VOLUNTEER ACTIVITIES

NOTE; The rules and regulations, covenants, are being revised and you will be given a chance to vote on their contents. Some issues we have voted on in the past, but we wish to reconfirm, and others, we need to clarify. Please indicate your choice on the next questions.

YES NO (CHOOSE ONLY ONE)

- 93%_ ____ 5. Should the association control all building standards.
- 95%_ ____ 6. Should the association control ditch and culvert size and maintenance, when required.
- 90%_ ____ 7. Should dog owners be required to pick up the waste deposited by their dog.
- 89%_ ____ 8. Should Air Conditioners be allowed on the basis of one for each lot of leaseholder.
- 82%_ ____ 9. Should second campers be allowed a maximum of 7 days.
- 10. What other rules, regulations etc. require more control. _____

- 11. Misc. Comments _____

TOTAL SURVEYS RETURNED= 170
 TOTAL COUNTED 167
 TOTAL NOT COUNTED 3 (NO NAMES/LOTS)

WILDRIDGE ASSOCIATION 1989 ANNUAL SURVEY. COMMENTS

The following are the most frequent comments received on the 1989 survey. Comments are arranged in order of frequency of comments received.

1. ULV- Dangerous, speeding, noisy, needs more control.
2. Teens, children, noise, late at night, dangerous, etc.
3. Need repair to; Sewers, ditch, roads, etc.
4. Should maintain grass cutting and do a better job.
5. Telephone poles, unsightly, should have been under ground. Should not have been installed, did not let everyone know about installations.
6. Enforce all rules regulations, enforce old not new.
7. Enforce dog leash rule.
8. Noise, 2nd campers A/C, parking, building standards, need solar blanket at pool, overhaul mini-golf, install bumps for speeders, 1 frig/lot, need name/lot number on each lot, make game equipment available when pool is closed, let owners use as much electric as they want as long as they do not exceed 30 AMP, 2nd camper various number of days permitted.

WildRidge

ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

ROAD FUND:

As of Friday, June 9, 1989, the following info is available on collection of Road Fund.

607 Lots paid in full

105 lots owe \$ 51.68 per lot now. (10% interest added after March 1, 1989).

AMOUNT COLLECTED FOR 1989	\$ 30,691.73 ✓
AMOUNT PAID BUT NOT DUE TILL 1990	1,350.00 ✓
AMOUNT PAID BUT NOT DUE TILL 1991	900.00 ✓
AMOUNT PAID BUT NOT DUE TILL 1992	900.00 ✓
INTEREST COLLECTED FROM BANK THRU MAY 31, 1989 ON ROAD FUNDS IN C.D.'s	<u>610.36 ✓</u>
TOTAL AMOUNT IN ROAD FUND AS OF JUNE 9, 1989:	<u>\$ 34,452.09</u>

LOTS IN BANKRUPTCY: 4 at present time. We have been allowed by the Sewer District that we do not pay the \$ 6.50 per month fee on the lots in bankruptcy until they are clear and return to Nashville Co., Inc.

1987 DUES: Collecting \$ 50.00 monthly on 2 lots until paid in full. \$ 450.00 now due on 1 lot, due June, 1989 per Crawford Co. Small Claims Court, and we expect payment soon. Otherwise, we will return to court to enforce. We have received judgments on 2 other lots, but members have not paid, and we will have to proceed in court.

1988 Dues: 2 members that we are in court with now will have to be sued for 1988 dues after we dispose of 1987 matters. 1 member just paid his 1987 dues (\$446.50), and we will be filing suit on 1988 dues soon, if he does not pay. I have advised the member that we will be suing soon if he does not pay. He can save \$ 30.00 by us not filing suit.

1989 DUES: Anyone owing on 1989 dues can be expected to receive letters soon by certified mail that we will proceed in small claims court if they do not pay their 1989 dues. Anyone making effort to pay will not be sued as yet.

(2)

CUTTING TREES ON MEMBERS LOTS: (NOVEMBER, 1988)

2 members still owe us the full amount for cutting trees on their lots. We have gone the limit, and these 2 will be going to small claims court to collect money we paid out to have the trees cut down.

1 member is paying \$ 10.00 monthly till his bill is paid.

EXTRA EXPENSES ACCOUNT EASEMENT VIOLATION:

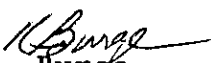
We have been trying to collect for almost a year on this from 1 member. His neighbor paid his portion, but we have been unable to collect from the one member. This will be headed for small claims court.

A number of suits will be filed in early July, 1989. All of these members have received final "certified" letters concerning their legal bills.

As you can see, Mr. Dixon and I spend a lot of time in Crawford County Small Claims Court to protect all of our interest in WILDRIDGE. We have not paid for any attorney fees, etc., and our rate of collection is very, very good. We pay our own travel expenses, etc., when appearing in court, and YOUR association has not been out one penny concerning any of the many court cases we have pursued.

We have collected every dollar owed us for cutting grass on any lot that it was necessary to cut the grass on because the lot owner did not cut their own grass.

This required 4 to 5 notices to some members, but we did not have to go to court on any grass cuttings. We were prepared to go to court, if necessary, in order to collect the money due your Association.


K. Burge
June 10, 1989

WILDRIDGE ASSOCIATION 1989 ANNUAL SURVEY

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6. Enforce all rules regulations, enforce old not new.
7. Enforce dog leash rule.
8. Noise, 2nd campers A/C, parking, building standards, need solar blanket at pool, overhaul mini-golf, install bumps for speeders, 1 frig/lot, need name/lot number on each lot, make game equipment available when pool is closed, let owners use as much electric as they want as long as they do not exceed 30 AMP, 2nd camper various number of days permitted.

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

June 14, 1989

Kersage Realty
RR 2, Box 87
Frenchlick, In. 47532

Dear Ed:

As President of Wildridge Association Inc., the successor to the Nashville Company, Inc., I welcome you as a sales agent for selling member leases, lots, in Wildridge RV Resort. As you know, Wildridge is a Private Membership Only Camp Ground and is controlled by the Board of Directors of Wildridge Association. This Corporation was incorporated in Indiana to control the assets and the management of Wildridge RV Resort.

The Association owns all land including member lots, public grounds and roads within Wildridge RV Resort. Each member has a 99 year lease subject to the original lease agreement and all rules and regulations, covenants identified and/or modified since the original lease agreement.

When you represent our members in Wildridge, you are in effect selling the Assignment or Transfer of a the existing 99 year lease. All known lease agreements state:

..... Lessee may let, underlet or sub lease the described lot only with the written consent of LESSOR, ITS SUCCESSOR, ASSIGNEE OR DESIGNATED REPRESENTATIVE.

..... An approved transfer or assignment or sub lease shall be subject to all terms and conditions set forth.

Wildridge Association Inc. is the legal successor to the Nashville Company, Inc. or the lessor. The Board of Directors of Wildridge Association Inc. expect that all members and sales agents for its members will live up to these contractual obligations. We have been advised by our Attorney's that we can legally expect all parties to honor these legal obligations, and we are quite confident of our legal position should further actions be required.

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

When you have finalized a sale and are preparing to close, we would expect you to conform to the following:

1. An appointment be made with Doug Boone, our Resident Manager to review with the potential buyer; the rules, regulations, covenants, dues structure, assessments, etc.
2. A Bonafide Assignment of Lease be approved by the designated representative of Wildridge Association Inc. This will also be Doug Boone. In the near future, we will forward to you the type of Assignment of Lease we would like to see and the minimum required information.
3. A transfer fee of \$25.00 is due Wildridge Association for the transferring of all information from the original leaseholder to the new one. For example; Auto ID stickers, Gate Cards, Visitor Passes, other licenses, etc. For a small fee, we will have the assignment and appropriate documentation recorded at Crawford County Courthouse.

We are sure that you will agree that in the long run, our new members will be more happy knowing everything up front, rather than later by word of mouth, or when it is to late.

We solicit and appreciate you help in selling lots at Wildridge. We are proud of what we have and wish to maintain if not improve the Association and the RV Resort.

Please feel free to call Doug Boone, Ph No 812-685-2489, if you have any questions pertaining to this letter or any other question you may have concerning Wildridge RV Resort and the Association. Doug will contact me if you have any questions or wish to discuss in person.

Again, we appreciate you help in this matter and look forward to working with you on future sales.

Sincerely,

Richard C. Dixon, President
Wildridge Association, Inc.

xc: Board of Directors
Attorney's
Doug Boone

June 8 1989

List of Realtors with lots for sale in wildridge

- EA 1. Kersage Realty RR# 2 Box 87 Frenchlick, Ind. 47432
ATTN: Jack 2. Nunn Realty P.O. Box 131 Eckerty, In. 47116
" 3. Hoffman & Mullen Realty 405 Main St. Jasper, In. 47546
" 4. Lukemeyer Realty Inc. P.O. box 884 Jasper, In. 47546
" 5. Buzz Bauer Realtors Junction 135/337 Corydon, In. 47112

Dear Doug,

You will find my minutes to be a little more detailed and lengthy than you are accustomed to. This is what the fellows have asked me to do so they have reminders before the meeting.

In the past, Ed and Rick asked that I make some special notation whenever there was an instruction for the manager, and I began using this *****. Whenever you see this row of stars, it will indicate that this is an assignment or instruction for the manager.--Just thought you'd like to know this.

Rosie

*P.S. Please see that letters
are mailed or delivered
to lat. Thanks*

Rosie

mail 8/3 Doug

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS' MEETING
JULY 8, 1989

The regular meeting of the Wildridge Board of Directors was held at the Day Lodge on Saturday, July 8, 1989 at 9:00 a.m. Ken Burge and Rosie Minyard, having been re-elected for another three-year term, were present along with Rick Dixon, Harold Daum, Clarence Switzer, Karl Boehm and Ray Leonard.

After calling the meeting to order, President Rick Dixon suggested the first order of business was to elect the officers for the ensuing year. Results were Rick Dixon, president; Harold Daum, vice president; Ken Burge, treasurer; and Rosie Minyard, secretary. Rosie also agreed to serve as Newsletter Editor again this year.

Minutes of the June 3 Board Meeting were read and approved, followed by the minutes from the Annual Open Meeting, also approved. It was agreed that the review of the Open Meeting would be posted with changes for 1990 identified, and that ballots and survey results would be retained by the secretary, to be provided her at the August meeting.

A report of the status of the Mini-Golf Course repairs had been submitted by Priscilla Stevens, Social Committee Chairperson. There have been estimates obtained for finishing the course in wood, indicating the cost of lumber is \$869.50 and grass carpet is \$3.95 per square yard. This includes no labor which would require the committee and volunteers to do the work. Springs Valley Concrete submitted a bid for finishing the course in concrete with them doing all the labor. This includes tearing out, framing and pouring, and would cost \$2,000.00 for the top 9 holes and \$3600.00 for all 18 holes. Committee stated they would prefer the concrete course, but they would like to do the labor with volunteer help. Ray will report further at next meeting, and assured us that the job will be underway soon.

Suggestions from the Box were read, and each was discussed and recorded as attached. The following discussions ensued:

1. "Illegal Entry" (2) The steps over the fence to Eli's property have been removed.
2. "Ditch Problems" (1) There is so much erosion between lots 75 & 76, that an adult could very easily walk under the perimeter fence. Ken suggests that we should repair the Albers' ditch for security purposes.

MOTION, Harold Daum --SECOND, Rosie Minyard: Suggest that after meeting the entire board should tour the known fence and ditch problems to acquaint each of us with the problems facing us. CARRIED.

3. "Mini-Golf" (3) and "Rentals" (3) Rosie was instructed to reply to the Hilgert suggestions regarding the mini-golf course repairs and lot rentals. This response is to include a quote from Item #18 from the Lease Agreement, and to advise Mr. & Mrs. Hilgert that we have already begun to work on this problem.

4. "Bath/Shower House" (1) Doug reported that the bath house is cleaned each morning before pool opens, but it is not possible to have the lifeguard leave the pool to clean up after each person, and no one cleans up after himself.

5. "Lifeguard" (1) Some feel the lifeguard, Kevin Lett, behaves too immaturely and plays around rather than watching out for swimmers' safety.

***** Doug instructed to ask Kevin to behave more professionally while on duty *****

6. "Good Job" (1) attached.

Ken reviewed the financial report and the result of the unemployment appeal of Ed Kersage, which was again determined to be in favor of the Association. He stated that he is keeping the payroll records separated between road improvements and park maintenance, based upon hours spent on each by each employee. The case of the expense of repairing electrical facilities on two lots where easement had been violated a few months ago, will go to small claims court, as will tree-cutting delinquent debtors, etc.

***** Doug was requested to see that coin machines are emptied at least every 2 weeks, and Clarence suggested that this be placed on the schedule for every other Monday. *****

MANAGER'S REPORT:

1. Doug submitted a copy of Eli's dumpster contract for our approval.

MOTION--Karl, SECOND--Ray: Accept Eli's contract without question.

2. Fish and other raw garbage MUST BE BAGGED SEPARATELY before placing in garbage bag.

3. Pool has been inspected and approved.

4. There have been some campers leaving the grounds with their air conditioners on and no telephone access available to Doug. Asked that newsletter advise leaseholders that they MUST PROVIDE TELEPHONE ACCESS TO THEIR RESIDENCE ADDRESS AT THE WILDRIDGE OFFICE.

5. The culvert survey has been completed, and necessary culvert size for each lot is on file in office.

6. Are leaseholders allowed to have washers and/or dryers in their campers? The Board's answer is NO !

ROAD REPORT:

1. Clarence suggested that road improvements at this time have cost between \$10,500 and \$11,000. The work to be completed will be geographically spotty due to the need to complete some ditch work prior to road improvements.

2. Clarence asked that Ed Singleton, Tim Lett and other volunteers be thanked in the newsletter, as these two, in particular, have been working every day on our roads.

DITCH REPORT:

1. Karl has reported that he believes our problems would be somewhat alleviated if each leaseholder would upgrade his ditch (where necessary), so that there would be at least one open 2' x 2' catch basin for each 20 feet of continuous culvert, and replace their culverts with the proper size if they were found in the survey to be too small.

2. The culvert crossing under the road at the Lot #504 corner has been replaced, and we will view the results on the tour after the meeting.

MISC. ITEMS:

1. We have been unable to locate a legal abstract of the real estate owned by Wildridge Association, Inc., and Rick asked our wishes in this regard.

MOTION--Ray, SECOND--Rosie: Retain the Loop Attorneys firm to provide an abstract of Wildridge Real Estate if can be done for approximately \$300.00.

2. Due to the survey results, we will get rid of the exercise equipment, move games to exercise room, keep pool table in present location (anyone moving pool table is responsible for returning it to its proper location and making sure it is level before leaving it).

3. THIS ACTION TAKEN BY ACCLAMATION: Exercise equipment will be sold by Association by sealed bids, to lot owners (members of record) or employees only. Bids will be accepted now until Aug. 15, at which time they will be opened and equipment sold to highest bidder.

4. Rosie will get newsletter out before July 18 to announce equipment sale, but minutes may be late due to her vacation (July 18-27).

5. Ken is now providing address labels for all-member mail.

6. It has been suggested that we instruct riders of ULV's, ATV's and bicycles to place a red three-cornered flag on a 24' pole in order for them to be seen by drivers in time to stop or slow down.

7. Doug asked how guards can keep riders of ULV's and ATV's from leaving grounds. It was agreed unanimously that we cannot refuse to allow a licensed driver to leave the grounds, but unless the rider has a valid driver's license, we cannot permit him to leave the private property while operating ANY vehicle.

***** Guards will be instructed to check license of anyone not appearing to be of driving age. *****

8. Rentals to week-enders are considered to be "sub-let". Reference is made to Rick's letter to realtors, paragraph #4.

9. ***** Doug is instructed to contact the Prosecuting Attorney regarding Ed Kersage's method of obtaining lots as his own personal property. *****

REGULATION ENFORCEMENT MANDATES:

MOTION--Ray, SECOND--Karl: The Association will enforce the following as mandated by the membership survey:

1. The Association will control all building standards, based upon the present Building Code Regulation.
2. The Association will control ditch and culvert size and maintenance, when required.
3. Dog owners are required to pick up the waste deposited by their dog.
4. Air conditioners are allowed on the basis of one for each lot of leaseholder.
5. Second campers will be allowed a maximum stay of 7 days.

Meeting was adjourned to depart on tour of ditch problems.

Respectfully submitted,



Rosie Minyard, Secretary

DOG

WildRidge ASSOCIATION

R. R. 1
BIRDSEYE, INDIANA 47513

BOARD OF DIRECTORS MEETING SATURDAY AUGUST 5, 1989
MEETING AGENDA 9⁰⁰ A.M.

- | | |
|------------|---|
| R. Minyard | 1. Review minutes from previous meeting and vote on minutes. Review suggestions. |
| K. Burge | 2. Financial report. |
| D. Boone | 3. Managers report. Operating problems, report, letters on A/C, Ditch/Culverts, Dog Waste pick up, lease transfer, etc. |
| C. Switzer | 4. Road status and plans, cost, etc. |
| K. Boehm | 5. Ditch/Culvert report. |
| H. Daum | 6. Report on Tax appeal. |
| R. Leonard | 7. For Social Committee; Mini Golf repair project, swimming activities, etc. |
| Open | 8. Misc Items. |

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

Wildridge Association Inc.
Douglas Boone
Rt. 1
Birdseye, In 47513

Doug;

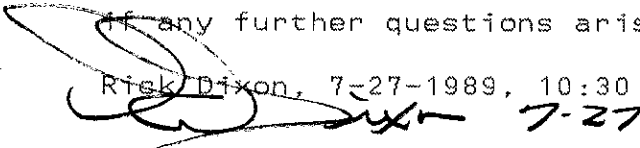
The question concerning Dave Bye's pay for Tuesday, July 25, 1989 and the remainder of the week should be handled in the following manner.

1. Since Dave was "Alleged" to have hurt himself on July 25, 1989 while at work at Wildridge, he should be paid his full 8 hour shift, even though he went home at 1:PM, or some other later time. I do not want this questioned in the future from the Wage and Hour Board or from a potential Workman Comp standpoint. In the future, you should be contacted and the individual should be required to go to a Doctor for an examination.

2. Any additional time during the week that Dave was off due to his own accord or due to personnel differences with other employees, he should not be paid for that time. Further, he should be reprimanded for leaving his job without approval or just cause and/or a valid reason. This reprimand should become a part of his personnel file.

Please insure that the above is taken care of and call me if any further questions arise on this subject.

Rick Dixon, 7-27-1989, 10:30 AM (Verbally discussed)


xc H Daum, K Burge, R Minyard, C Switzer

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS' MEETING
AUGUST 5, 1989

The regular meeting of the Wildridge Board of Directors was held at the Day Lodge on Saturday, Aug. 5, 1989. President Rick Dixon called the meeting to order at 9 a.m. with all directors present: Harold Daum, Ken Burge, Karl Boehm, Clarence Switzer, Ray Leonard and Rosie Minyard.

The minutes from the July meeting were reviewed and Karl asked for error correction to indicate that bicycle SMV flag-poles are 6 feet tall, rather than 24 feet tall.

MOTION--Clarence; SECOND--Karl: Minutes accepted as corrected.
CARRIED

Lengthy discussion regarding individuals who are neither members nor guests using the resort facilities, especially the pool.

MOTION--Clarence; SECOND--Ray: Have guests sign in (except on holiday weekends), with listing of number of guests, their ages, lot number, lot owner name and whether owner is aware of their presence. CARRIED.

***** In event of bath house/shower room problems, Doug will review guest list and report at next board meeting. *****

***** It was suggested that Doug will assign next year's lifeguards to patrol bath and shower rooms periodically and when dirty get someone to relieve him at pool so he can clean them. *****

MOTION--Ray; SECOND--Clarence: Guards will check restrooms each hour, and if found dirty, close pool until clean-up is complete. CARRIED.

Ken stated that there is still \$4000.00 in the road crew budget, that they can put into use this year. Clarence and Karl stated that the road work is held up pending completion of some of the necessary ditch work.

Ken announced that the hearing regarding the electrical access case will be on Friday, Aug. 11 at 9 a.m. Karl, Mr. Fisher, Rick and Ken are required to be there to testify. This is to be held in the Crawford County Court at English.

***** MANAGER'S REPORT: Doug submitted the following:

1. Roads are done in front of lots 270 thru 222, 1 thru 19 and 504 thru 707.
2. Ditch improvement letters were sent to 29 lot owners.
3. The 5 new security lights are up and working.
4. Lots number 456, 426 and 150 have been sold and transfers are complete.
5. Pool guards are leaving Aug 21 for school, so we need weekday guards for the remainder of the season if we are to keep the pool open.

***** For this reason, beginning the week of Aug 21, the pool will

be closed except Friday, 5 p.m. thru Sunday, 9 p.m. unless Doug can get the insurance company to suggest a way for us to keep the pool open without a lifeguard. *****

6. Celestine Fire Dept. has asked if we would repeat our donation again this year.

MOTION--Rosie;--SECOND--Karl: Donate \$700 to Celestine Fire Dept. again this year in consideration of the availability of their emergency services. CARRIED.

7. Letters advising lot owners with two air conditioners that they must remove one of them have been mailed and most have been received.

MOTION-Rosie; SECOND-Clarence: If lot owner already has a permanently installed air conditioner in addition to his original camper unit air conditioner, one may be physically covered so as to be totally inoperable, rather than having to completely remove it, which might tear up their permanent structure. CARRIED.

8. After considerable debate and discussion, the construction underway on lot 456 has been shut down for failure to comply with the code. Mr. Magner applied for a permit to build a structure measuring a total of 28 feet x 28 feet, which would include one all-purpose room enclosure, with a car/boat port and a front concrete patio. This would have involved a total of 288 square feet, and was to be no more than 12 inches above highest point of camper or no more than 13 feet above highest point of trailer pad. Karl and Doug had accepted this plan and issued the permit. As of this date, the concrete floor and structure skeleton now complete exceeds both the height and width restrictions.

***** Rosie will prepare a letter TODAY, advising Mr. Magner that he must modify back to the original plan.

***** Doug will call Mr. Lopp (Atty) for an appointment to ascertain our legally proper procedures to follow in this case. He will take a copy of the minutes or the newsletter to show the willingness of the board to take legal action, if necessary, to enforce the building code, as it has been reaffirmed by the membership survey and open meeting. We will insure that lot owner WILL CONFORM to original plans as submitted and approved.*****

***** It was agreed that, since there is some conflict among the directors regarding the clarity of the building code as it is worded, we are each to submit our own proposal for clarification of wording at next meeting. *****

ROAD REPORT: Clarence is anxious to complete Section A this season, since the bulk of the necessary ditch work is delaying completion of Section C. Doug stated that he MUST put his crew on cutting grass this week, but that they will provide whatever help they can. Clarence said that Section A will be finished before camp closing for the season.

DITCH REPORT: Doug has completed his ditch/culvert inventory and Karl has estimated that the average cost per lot will be approximately \$100. Lot owners have been advised.

SOCIAL COMMITTEE REPORT: Ray agreed to report for the Social Committee this month, as follows:

1. Swimmer tags appeared to be very expensive through the places he checked, so we will have to discuss this project after he has investigated further.
2. The Shuffleboards have been repainted. One is sealed and the other is left to be sealed as soon as possible. THANKS TO RAY ALDERSON AND RAY LEONARD for this work.
3. It will cost \$3268 to complete the improvements and repairs to 18 holes of the Mini-Golf Course and Horseshoe Pits, if we do them in concrete with volunteer help.

MOTION--KEN; SECOND--CLARENCE: Complete 18 holes for Mini-Golf and the Horseshoe Pits in concrete. CARRIED

***** Doug and his crew are to provide as much help as possible with the digging necessary for these repairs.*****

MISC: Ray recommends that we purchase Roundup Grass/Weed Killer for Doug to use on the edges of tennis courts and the ditches. We agreed to give it a try with purchase of one quart for trial, and more if successful.

Meeting adjourned at 12:40 p.m.

Respectfully submitted,



Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS' MEETING
SEPTEMBER 9, 1989

The regular meeting of the Wildridge Board of Directors was held at the Day Lodge on Saturday, Sept. 9, 1989. President Rick Dixon called the meeting to order at 9 a.m. with Harold Daum, Ken Burge, Karl Boehm, Ray Leonard and Rosie Minyard present. Clarence Switzer was excused due to his work schedule.

Harold pointed out that in minutes from Aug. 5 meeting, the suggestion that Doug assign next year's lifeguards to patrol rest rooms should be deleted, since we agreed to include this problem in next year's agenda if the present guest sign-in is doesn't alleviate this problem.

MOTION--KARL, SECOND--HAROLD, to accept minutes as corrected. Carried.

SUGGESTION BOX:

(1) McDonner, Lots 707 & 708

Complaint about air conditioner/electric usage regulations.

It was agreed that we should look into some alternatives to our present procedures regarding electrical usage and fees. Karl will contact REMC for suggestions and report to the November meeting.

(2) Zimmerman, Lot 421

Driveway really messed up by road workers.

***** MOTION--HAROLD, SECOND--KEN: Dough to have maintenance crew look into problem of driveway and do whatever possible to correct.

(3) Morris, Lot 464

Complaint about open fires after lot occupant gone to bed.

MOTION--ROSIE, SECOND--HAROLD Post signs showing "FIRE DANGER"--Open fires are not to be left unattended at any time, and must be extinguished before going to bed.

Ken submitted his budget proposal and recommendations for new equipment, supplies purchases. The budget will be considered and accepted or rejected at the October meeting. Motions on various recommendations follow:

MOTION--KEN, SECOND--ROSIE: Accept recommendation to get new gate key cards and re-program the post with each lot owner to receive 2 new cards automatically and additional cards will be replaced on an individual basis according to the present policy. Carried.

MOTION--ROSIE, SECOND--HAROLD: Ray will submit final price estimates and info regarding pool ID bracelets/tags in time for consideration and final action at November meeting. Carried.

MANAGER'S REPORT

Mr. Lopp has advised us that the Building Code is legal and enforceable.

It was unanimously agreed that Eli Snelling will be allowed to buy his gate key card replacements at a cost of \$1.50 each which is the standard fee.

MOTION--HAROLD, SECOND--ROSIE Since we were unable to find the policy of charging \$1.50 per card for each replacement of damaged cards, we should have this contained in the minutes as acceptance of a standing policy already in force. Carried.

Ken informed us of his new address, which is 10203 Eve Adam Dr., Louisville, Ky. 40272, which is located in Valley Station.

MOTION--KEN, SECOND--KARL: Accept Ken's payroll changes as proposed in his recommendations today. Carried.

Comments/complaints about the people getting their grass cut for \$15.00 as result of the "unsightly lot care" regulation is too cheap when compared to the annual fee of \$75.00 per lot contracted, and we should increase that fee.

MOTION--KEN, SECOND--RAY: Unsightly grass will be cut at a fee of \$25.00 the first time each season, but if cut a second time in that season, there will be an automatic \$75.00 for the remainder of the year; one time cutting by request and paid in advance will still be \$15.00. Carried.

**** Doug will provide a description of the ditch work we will do for the annual contract fee of \$75.00 and we will take formal action at the October meeting.

We are already finding carpet damage to the mini-golf course. Notice will be placed in the newsletter to that effect. Ray reported that the final cost of repairs to Rec Area was \$3327.11.

Ray's mailing address from October - April each year is:
4900 N.W. 42nd Way, Tamarac, FL 33319

Next meeting will be on Oct. 7 at 9 a.m.

Adjournment at 1:25 p.m.

Respectfully submitted,

Rosie Minyard, Secy

GATE ENTRANCE CARDS:

ADJUST PRESENT
POST FOR NEW CARD.

ADJUST CARD POST TO TAKE NEW CARDS	\$ 50.00
2,000 GATE PASSES (DIFFERENT COLORS)	1,500.00
"WILDRIDGE" NAME ON ALL CARDS	<u>50.00</u>

APPROXIMATE COST:

\$ 1,600.00

(GIVE OUT ONE NEW GATE CARD FOR EVERY GATE CARD TURNED IN BY MEMBERS)

David Shuler (lot 57-WILDRIDGE) with VALLEY FENCE CO., LOUISVILLE, KY.

9-9-89
K. Burge

DOUG:
PLEASE DISTR. TO
OTHERS
TKX CLK

WILDRIDGE ASSN. INC. AGENDA
BOARD OF DIRECTORS MEETING AT 9:00 AM SATURDAY 9-9-1989

AGENDA

- R. Minyard 1. Review Minutes and vote. Review suggestions.
- K. Burge 2. Financial Report and status of Small Claims Court.
- D. Boone 3. Managers Report.

NOTE: DISMISS DOUG FOR BUDGET DISCUSSIONS

- K. Burge/Open 4. Review items and suggestions from Board on potential items for 1990 Budget. We should plan to help finalize budget very soon.

NOTE: RECALL DOUG FOR CONTINUATION OF MEETING.

- C. Switzer 5. Status of road project.
- K. Boehm 6. Status of ditch project.
- R. Dixon 7. Review board suggestions for clarification of Building Code.
- R. Leonard 8. Report of Activities of Social Committee.
- H. Daum 9. Status of Tax Appeal.
- Open 10. Misc. Item

WILDRIDGE ASSOCIATION, INC.

expected and recommended expenses Sept. 1, 1989 thru Dec. 31, 1989

EXPECTED:

Repairs	\$ 800.00	
UTILITIES: ELECTRIC	23,000.00	
SEWERS	20,000.00	
WATER	4,600.00	
TRASH PICK UP	1,500.00	
Newsletter	400.00	
Coca-Cola	200.00	
Rec. Area Supplies	600.00	
Telephone (includes pay phone)	700.00	
WAGES: Manager	5,500.00	
Security	9,000.00	
Maintenance	3,800.00	
Mowing	700.00	
Life-Guards	200.00	
Gas Allowance - Manager	600.00	
Reimbursed Mileage - Directors	100.00	
TAXES: Social Security	1,500.00	
Unemployment	900.00	
Real Prop. Taxes (1/2)	5,900.00	
Indiana Corpn. Income		
Tax 1989-Estimated Tx.	1,400.00	
Office Expenses	400.00	
Prof. and Legal Fees	1,000.00	
Mowing	200.00	\$ 83,000.00

RECOMMENDED EXPENSES:

Gate Re-programmed for new cards and 2,000 new cards	1,600.00	
Replace swimming pool equip- ment that has been dis- carded and some chairs, safety equip. etc.	1,000.00	2,600.00

TOTAL EXPENSES: \$ 85,600.00

MONEY ON HAND AND INCOME EXPECTED THRU DEC. 31, 1989:

BANK BALANCE, Sept. 1, 1989	62,856.20	
DUE FROM ROAD FUND (8-31-89)	27,850.30	
INCOME THRU 12-31-89	5,000.00	\$ 95,706.50

EXPECTED BANK BALANCE, 12-31-89:

BANK BALANCE 1-1-89:

OVERSPENT 1989:

\$ 10,106.50
\$ 10,804.56
(\$ 698.06)

PERIODICAL GRASS MOWING:

Recommend increase from \$ 15.00 per CUT TO EITHER \$ 20.00 or \$ 25.00 per cutting, so these same people will end up taking the yearly \$ 75.00 fee which will permit us to cut every other week, keeping the grass neater, etc.

It is not fair to their neighbors to let the grass grow like they do, knowing that they will probably only pay \$ 45.00 to \$ 60.00 yearly instead of \$ 75.00. These lot owners do NOT CARE how their grass looks, and are thumbing their fingers to their noses at us.

We are ruining our mowing equipment by cutting grass 10" tall, when the grass should be cut at least once a month.

I rECOMMEND ALSO THAT WE CUT THE GRASS ONCE A MONTH if the property owner does not cut it.

MOWING EQUIPMENT:

a New riding mower (John Deere); a new push mower and a new gas weed eater should be purchased in 1990 (or this fall for payment in Feb., 1990) so Doug has the equipment to do the job right.

Estimated cost of the three new items (no trade ins) \$ 7,000. to \$ 7,500.

WILDRIDGE ASSOCIATION INC. AGENDA
BOARD OF DIRECTORS MEETING AT 9:00 AM SATURDAY 10-7-1989

AGENDA

- R. Minyard 1. Review minutes and vote.
Review suggestions.
- K. Burge 2. a. Budget considerations.
b. Small Claims court
- D. Boone 3. Managers Report
- R. Dixon 4. a. Legal update on potential suits.
b. Need to update by laws to ref. codes.
c. Need to finalize, update, publish:
Building Code, Grass Maint, Ditch Maint
Multiple A/C, other Covenants.
- H. Daum 5. Status of Tax appeal.
- Boehm/Boone 6. Status of ditch repair.
- Open 7. Misc Items

WILDRIDGE ASSOCIATION, INC.
MINUTES FROM BOARD OF DIRECTORS
MEETING ON SATURDAY, OCTOBER 7, 1989

The regular meeting of Wildridge Association, Inc. Board of Directors was called to order at 8:55 a.m. Saturday, Oct. 7, at the Day Lodge. Present were President Rick Dixon, Vice President Harold Daum, Treasurer Ken Burge, Maintenance Chairman Karl Boehm and Manager Doug Boone. Excused were Ray Leonard and Rosie Minyard who were out of the state and Clarence Switzer who was working. These minutes were typed from tape recording of Oct. 7 meeting.

In review of the September minutes, Rick pointed out that there was item left out which should be included, to wit: All employees hired will be instructed, and expected, to perform whatever job asked of them and they will be paid accordingly. Refusal to perform these duties, other than for acceptable reason such as physical handicap or other disability, is ground for immediate dismissal.

Doug stated that he had understood that the problem on the Zimmerman Lot #421 was to be taken care of by him and Karl, but the minutes did not include Karl's name. Those present understood that Karl was to be included, and that the Association will assume this responsibility.

MOTION - Ken, Second - Karl: Accept minutes as amended.

Suggestion box contained a question regarding updating the Board of Directors names on the board in the recreation room. This from Freda Taylor, Lot #295.

Harold agreed to update the Board of Directors directory.

Rick read a letter from M. J. Quinn, #372, recognizing the quick response of the Celestine Fire Dept. in a recent emergency when her mother fell at their lot. She was especially appreciative of Clarence Switzer, Patoka State Park Personell, Celestine EMS and the Wildridge guard on duty.

BUDGET CONSIDERATIONS:

Karl reported that our present mower needs to be completely rebuilt, which will cost us an estimated \$600 and his search for additional new mowing/vacuum equipment indicates that we will need about \$7000 for a new 46-inch mower with adequate vacuum equipment.

MOTION- Harold, Second - Karl: Include the \$7000 for new mowing equipment in the budget proposal, but take another vote based on costs at time of purchase proposal prior to actually making purchase. CARRIED.

Other mowing problems were tabled until next meeting.

Doug asked that we allow for truck repairs including king-pins, brakes and tune-up which will cost an estimated \$300.

Doug will check into equipment and supplies needed for repairs to the front fence.

Doug was instructed to call the telephone company about the pay phone, credit cards and to see if we own or lease the telephones that we now have in the office and guard house.

There are budget items to include utility costs and water leaks which are estimated and based on previous experience.

Doug has asked for, but not received a cost estimate from Waste Management Co., a possible new trash hauler.

We have been successful in our property tax appeal, but may need to ask for another appeal after tax rates established. Ken thinks his estimate of \$17,000 will be sufficient.

Ken explained that income taxes are based on allocating use of income to source of income (mowing income to be spent on mowing expense; road income on roads; social income on recreation/entertainment, etc.). He explained that "All income, other than dues, is taxable if not spent on source of income".

Ken pointed out that lifeguards will have to be paid more since they must be certified, and this has never been a policy before.

If additional mowing personell is necessary, then the income from mowing should also increase, which removes the need for additional budget allowance at this time.

Manager reported that he will need 2 additional people for the winter schedule.

Wage and salary adjustment proposals were accepted after a lengthy discussion. These are stated on attachment to these minutes and submitted to directors only.

MOTION-Ken made motion, Second by Harold, that we accept his budget proposal as submitted, with additions and changes as stated above as soon as estimated amounts are available. CARRIED.

SMALL CLAIMS COURT:

Ken read the report from Small Claims Court, and it was agreed that he will send it to Rosie for the newsletter.

Rick suggested that we say as little as possible about collections from court proceedings.

MANAGER'S REPORT:

Harold questioned Doug's winter time schedule and days off. It was agreed that Doug will serve as the daytime guard Monday thru Friday, with weekends off during the winter months. He will be available by telephone or will return message responses on Monday. It was agreed that what he does on his time off is a personal matter, so long as he maintains his office hour schedule or is available for emergencies. He stated that winter office hours will be 8 a.m. to 4 p.m. Monday thru Friday, and in an emergency he can be contacted thru his home or the Paoli Peaks telephone on winter week-ends. Messages other than emergencies will be taken by weekend guards on duty and related in writing to Doug for Monday morning response.

There will be 24-hour security guards on duty beginning Sun., Oct. 29, which is the first day of the first week in November.

Water shut-off will begin Nov. 1. Electric shut-off will be started Dec. 1.

All exercise equipment has been sold and removed except one rowing machine. We received and deposited \$186.00 for this equipment.

The pool table has been removed for the winter to allow Doug and Mr. Padgett (volunteer) to refinish floors and paint the Day Lodge interior.

Plans for next season include making the former exercise room a games arcade and the recreation room will still house the pool table, with folding tables and chairs for bingo and other social gatherings. The present conference room will remain intact and be available for board/card games.

POTENTIAL LAWSUITS:

Rick reported that he has learned that one plaintiff has backed out, one is planning to pursue the case and one has not been heard from. Doug stated that two of the plaintiffs have contracted with Eli to have their work done by him.

BY-LAWS:

Rick stated that our by-laws need to be updated in order to include the refinement of codes. We will work on this next month if anyone has suggestions contact Rick.

CODES:

We need to finalize, update and publish our Building Code, Grass Maintenance Code, Ditch Maintenance Code, Multiple A/C and other Covenants.

DITCH REPAIR:

Karl reported that Doug has the records of the ditch repair project. Doug reported that there were a total of 66 ditches which needed to be upgraded. 31 have already complied, 2 have submitted their own plans, and it will cost an estimated \$6000 to take care of the rest. Ken stated that this amount will have to be spent from the road fund, since the work must be done before we can continue with the roads. The money is available, so Karl and Doug are to go ahead with this project. Recording time spent on each individual lot is absolutely necessary for billing purposes, and Doug was instructed to be extremely cautious to maintain accurate time records for each lot. This was understood and agreed.

MISC:

Karl reported that he had obtained the information on installation and maintenance of electric meters for the outer perimeter lot owners, but that providing this service for others would require installation of more utility poles, etc. Rick asked that we table this to a later time, since it is merely being researched and taken under advisement.

Karl suggested that we install door between hall and recreation room. This would help with our Day Lodge heating, and will be considered.

NEWSLETTER ASSIGNMENTS:

Ken--Small Claims Court
Budget (SAME DUES FOR 1990 -- 4 YEARS IN ROW WITHOUT RAISE)
New Mowing Maintenance Rules
Road Assessment Collections

Karl & Doug--Ditch Maintenance Contract Agreement
Ditch Upgrade Status
Winter Schedules
Reaffirmation of Electric Amperage & Usage Regulations
Clarence & Harold--Update on Roads (Miles done and money spent)

NEXT MEETING:

Saturday, Nov. 4 at 10 a.m. Campground Time (9 a.m. Evansville Time) It is understood that Ray Leonard will not be here for this meeting, and we agreed that anytime roads are reported to be hazardous or there is a snow/ice storm expected, the meeting is automatically cancelled. In this event, any necessary problems will be voted by telephone. Meeting adjourned at 12:55 p.m.

Respectfully submitted,



Rosie Minyard, Secretary

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WILDRIDGE ASSN. INC. AGENDA
BOARD OF DIRECTORS MEETING NOV. 4, 1989 AT 10:00AM

AGENDA

- R. Minyard 1. Review minutes.
Review suggestion box material.
- Burge/Dixon 2. Review financial status and expense
allocations for Nov/Dec 1989.
Smalls Claim Court 11-17-1989
- D. Boone 3. Managers Report
- Boehm/Boone 4. Status of Ditch Repair Project.
- R. Minyard 5. Newsletter status
- R. Dixon 6. Building code suggestions.
- Open 7. Misc Items

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS' MEETING
NOVEMBER 4, 1989

The regular meeting of the Wildridge Association Board of Directors was held on Saturday, Nov. 4, 1989 in the Day Lodge. Present at 10 a.m., when President Rick Dixon called the meeting to order, were Rick, Karl Boehm, Harold Daum, Rosie Minyard and the Manager Doug Boone.

The minutes and the newsletter draft were read and considered with some general discussion of items and issues, which included a report from Doug and Karl regarding the outcome of the ditch condition on Zimmerman's Lot #421, which had been included in September minutes and corrected in the October minutes. This driveway approach has been observed by both Doug and Karl, and it has been decided that the problem was actually caused by rainfall at the time of road repair, and looks like the weather and time might be causing the oil to leach out, alleviating some of the problem. It was agreed that the best approach would be to continue to observe during the winter, and if we find that we need to do more later, we'll take care of it with the Spring 1990 opening preparations.

MOTION--Karl, Second--Harold: Accept minutes as submitted.
CARRIED.

SUGGESTION BOX:

1. Turpin #502 claims the men's bathroom area needs repair and cleaning and wants to know who is responsible for the cleaning.--Rosie for newsletter item, Doug for repairs, etc.
2. Edward #402-3 complains that someone used blower to blow their leaves onto his lot--Rosie for newsletter, Doug for action.
3. Hilgert #619 wants Association to provide for health insurance for staff.-- Doug to poll employees for interest.
4. Bailey #383 wants larger culverts and deeper, wider ditch at their lot.--Doug to inspect & advise
5. Cull #142 want more adult swimming nites. Refer to Social Committee for response.
6. Rooze #520-21 same as Item 5 above.

FINANCE REPORT:

Rick reported that Ken had called and said that we are in good shape financially, and that we had about \$3000.00 left in budget that is available now, if we need anything before next year.

Estimates for 700 feet of chain-link fence for property frontage were submitted by Doug and Rick:

- Valley Fence Co.--\$1,682.27 (no delivery)
- Furrow at Evansville--\$1,350.00 (no delivery)

Karl stated that he thinks we should repair, rather than replace this fence, so we can purchase some digging equipment.

Rosie asked that we put soap dispenser in rest room.

Doug was instructed to get estimates for repair/replacement of letters on entrance sign and report to Rick and/or Ken.

MOTION--Harold, Second--Rosie: Purchase 700 feet of chain link fence where we can get the best quality for the least money, allowing \$100 for expense of pick-up or delivery.
VOTING FOR: Rick, Rosie & Harold AGAINST: Karl

Since there was LACK OF QUORUM, Rick will poll the directors to decide whether to go ahead on the fence project before the February meeting, while fencing is on sale.

Doug was instructed to purchase and install soap dispensers in Day Lodge rest rooms.

Digging equipment will need to be held off until we determine income estimates from Ditch Service Contracts.

Rosie was instructed to put item in newsletter regarding the installation of fencing and need for volunteers for this project. She also offered to try to line up a volunteer to chair for the project.

SMALL CLAIMS:

Rick reported that there will be 7 cases heard on Nov. 17.

MANAGER'S REPORT:

1. Andy (Andy's Marina) wants us to furnish drainage tile to be located between our property and his so he can control drainage when he builds a house on his land which adjoins our property.

Doug instructed to tell Andy to submit his request and his proposal in writing in order for the board to address the issue. Since it is illegal to divert the natural flow of water, we would need to look into this matter before making a final decision.

2. Doug has talked to the telephone company, regarding the following:

a. The pay phone is now on vacation, and in order for us to divert responsibility for the pay phone next year, it must be a "public" phone and the collections therefrom would need to be made by the telephone company.

b. The calling cards should be working, and if Karl is having a problem he should call Con-Tel since that is his telephone company which serves Jasper.

(1) Karl said he did this, and that Contel said his calling card is useless because the numbers on it are incorrect. He will try calling 0-685-2489 and when operator answers, tell her credit card number is 812-685-2489-3441, to see if that works. If not, then he should have Doug call Communications Corp. of Ind. and ask them to correct the numbers on Karl's card.

c. The telephones at Wildridge are leased equipment.

(2) Rick thinks we need an answering machine with a speaker phone for the office. We all agreed that we need an answering machine, but there was some question as to the need for a speaker phone.

5. Water was off by Nov. 2. There are 3 bleeder valves that need to be repaired.

6. Shower house and pool have been winterized, having taken a total of 36 gallons of antifreeze

7. We will change the key card reader on Dec. 1, and Ken will mail one new card with each dues notice on Nov. 15.

8. Ray Leonard called with price estimates for pool I.D. tags. They will cost 53 cents each in lots of 3200 or 66 cents in lots of 1000 in Florida. Ken was to look into the prices in Louisville.

9. Doug stated that he has accumulated 54 3/4 hours of compensatory time and has only been able to use 8 hours of this total. He would request that he be paid straight time so this time can be wiped off the books.

a. Rick does not think that a salaried employee should be paid for uncompensated overtime, but that Doug should arrange to take the time off.

(1) Doug stated that he did take one day off, and was in all kinds of hot water with both campers and some directors because he was off on a day other than Tuesday or Wednesday.

b. Harold agrees that salaried management employees should not be paid for uncompensated overtime, and that taking the time off should be taken after notifying the guards and directors.

c. Karl thinks salaried managers should not be paid for arriving early or staying late, but when they come in on their day off to work on a special project such as the road and ditches, that they should be paid extra if they can't be away to take their time off.

d. Rosie thinks that salaried employees should be paid if they are required to work on their day off, and that we should not schedule special projects on the manager's day off if the manager is expected to participate. If the manager cannot complete his day's work one day and chooses to work late to complete a task, then that should be his choice and he should not be paid.

e. It was agreed that Rick will contact the other directors to obtain their opinions in this matter before a decision is made.

DITCH REPAIR PROJECT:

We were in agreement that Doug and Karl have done an excellent job on the ditches. Some of the bills have already gone out and checks, complaints and criticisms are already coming in.

NEWSLETTER STATUS:

The rough draft is good and Rick will have his letter in the mail by Monday. Other items to be included are:

1. The Day Lodge will be open year-round, with rest rooms, hot and cold water, at least until Dec. 1, when we may turn off the water heater, depending on need.
2. Lot numbers, in CONSPICUOUS LOCATION, are desperately needed. Maintenance crew, guards and emergency personell are unable to locate lots when necessary.
3. Gate entrance cards to be mailed, one per lot owner, on Nov. 15. Key card reader will be changed on Dec. 1
4. Dates for the 1990 Camping Season will be March 15 to Nov. 1, 1990. The pool will be open Memorial Day weekend thru Labor Day weekend. The pool will close at any time that we are without a certified life guard and at any time that shower house is found, on inspection, to need cleaning. In this case, the pool will re-open as soon as the guard completes the necessary clean-up. Electric will be available for winter camping (no water) by advance notification of your expected times of arrival and departure. Forms for this are available in the office and/or guard house.

MISC:

Rick reminded us that we still need to prepare an updated revision of our Building Code Regulations in order to clarify the wording.

We decided that there will be no meeting scheduled for December and January, and that any problems needing votes will be discussed on the telephone. We will all encourage lot owners to run for the directors' offices. As of the present time, Karl will not run again and Rick is still undecided.

Meeting adjourned at 1:15 p.m.

Respectfully submitted,



Rosie Minyard, Secretary