

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

Employee park on lot 191	May 5
Purchase of doors for shower room	May 5
Survey and covenants	May 5
Tree removal	May 19
Maintenance director	June 23
Manager work on July 4	June 23
Suggestions from Annual Meeting	July 7
Adult swim night committee	July 7
Hire law firm Allen & Allen	July 7
Collect questions to ask attorney	July 7
Letter to realtors with lots for sale	July 7
Pay raises for Flick and Hatfield	July 7
Identification of admittance through gate	July 7
Lot 106 parking with proper drainage	July 7
Eli Snelling dumpster contract	July 7
Certificates of appreciation	July 7
Raising and sealing of manholes	July 7
Admission of visitors	Aug 18
Hire Jay Allen Atty.	Aug 18
Manhole and force main leak lot 134	Aug 18
Eliminate 24 hour security Mon -- Thurs.	Aug 18
Purchase of computer	Aug 18
No members of director's or manager's families	Aug 18

will be hired	
Requirements for employees	Sept 8
Unpaid leave time for employee	Sept 8
Social committee purchase drop tarps for shelter house	Sept 8
Deposit to reserve shelter house	Sept 8
Allocation of income from games	Sept 8
Increase of dues by \$50.00 per year	Sept 8
Change color of guest cards each year	Sept. 8
Purchase of portable cement mixer	Oct 20
Pay raise schedule	Oct 20
1991 fence project	Oct 20
Installation of gates	Oct 20
Purchase of guest passes	Oct 20
Plates for director's plaque	Oct 20
Adult Swim Night	Oct 20
Rumpke dumpster service	Dec 1
Change in legal council	Dec 1
Private electric meters	Dec 1
Purchase of plexiglass case for display of minutes	Dec 1

WILDRIDGE ASSN. INC. AGENDA
BOARD OF DIRECTORS MEETING, FEB 3, 1990 AT 10:AM

AGENDA ITEMS

- R Minyard 1. Review suggestions and minutes from last meeting.
- K Burge 2. Review financial status 1989/1990
Small claims court status.
- R Dixon 3. Review results/voting on:
Overtime pay for manager vs comp time off
Parking on Daltons lot
- D. Boone 4. Managers report.
- Open 5. Review control policy on 2nd A/C units
- Open 6. Review building standards
- Open 7. Review status of items from 1989:
-Purchase of mover
-Pool ID Tags
-Other items
- R. Minyard 8. Status/schedule of next newsletter.
Volunteers for fence project.
- Boehm 9. Status of ditches/plans.
Boone
- Switzer 10. Road stats/plans
Boone
11. Misc items.

VOTING

- YES NO 1. The Manager should be paid for all overtime
____ ____ over 8 hrs/day and 40 hrs/wk.

NOTE: IF OVERTIME IS PAID, IT WOULD HAVE TO BE AUTHORIZED
AND APPROVED WITH THE PROPER DEGREE OF CONTROL.

- YES NO 2. I am in favor of absorbing the cost of mowing
____ ____ lots 1 and 2 (Daltons) to compensate him for
use of one lot for parking.

IF YOU CAN NOT ATTEND THE MEETING, RETURN THIS BALLOT
ASAP!

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD MEETING
SATURDAY, FEB. 3, 1990

Meeting, in the Day Lodge, was called to order by President Rick Dixon at 10 a.m. Present with the president were directors Daum, Minyard, Burge, Switzer, Boehm and Manager Doug Boone. Ray Leonard had not yet returned from Florida.

Since there was no key to suggestion box available, this item was tabled until next meeting. Minutes were reviewed with motion to accept as submitted:
MOTION--KEN; SECOND--CLARENCE.

Ken announced that the court proceedings are proving to be very effective, although we have acquired ownership to three more lots. It was determined that we may be able to find a use for a few of these, but hope we do not have to take over very many, due to the loss of dues income which results. He did state, however, that this year dues are coming in much better than in the past, and we find that we can now take the delinquents to court much sooner than before, and hopefully before the bills are out of reach for them.

Equipment and supplies purchased before year-end closings were: a copy machine, 700 feet of chain-link fence, a track-vac (leaf and grass clean-up equipment), pool chemicals and bathroom supplies for this season, soap dispenser for ladies' restroom, locking file cabinet and the re-programed gate.

The problem Doug's "uncompensated overtime" was discussed, and there was no unanimous decision except that we MUST make our payroll policies a top priority and get them in writing. The following motion was carried to close out the current problem:

MOTION--CLARENCE; SECOND--ROSIE. Doug is to be paid straight time for 54 hours for his accumulated overtime from last year and until new policy is established is to take his compensatory time and/or accumulate overtime only with the authority of two directors. CARRIED with 5 for and 1 (Harold) opposed.

Directors agreed that they will each write an overtime policy statement to submit for consolidation at next meeting.

Brian Dalton, representing Dalton RV which owns lots #1 & #2, has written a request that the Association assume responsibility, free of charge, for mowing of these lots in return for using them for parking space. Doug had submitted a copy of this letter with a note that Rick wanted a yes or no vote at this meeting.

MOTION--ROSIE; SECOND--CLARENCE. Have Doug contact Brian to work out a compromise to cut one lot in return for parking. CARRIED--UNAN.

MANAGER REPORT:

Due to the problem of Doug's time off, it was decided that he should have someone authorized to be "in charge" to make decisions regarding maintenance problems in his absence. After some discussion, it was determined that the person being paid as the "maintenance man" should be the best suited for this responsibility. Therefore, it was decided that any maintenance problems arising during Doug's absence at any time would be referred to the maintenance man, currently David Bye.

Doug suggested that he and Clarence think we should hire 2 good employees for mowing AND general maintenance, which would include helping on roads, ditches, water leaks, etc., to start March 1. Their work between mowing, road and ditch work would include assisting with water turn-on, painting, fence installation, pool preparations, etc.

MOTION--KEN; SECOND--ROSIE. We will hire 2 laborers, at \$4.00 @ hour, to assist with maintenance, and re-hire David Bye (if available) at \$5.75 @ hour or a new full-time maintenance man at \$5.50 @ hour with increases based on performance. CARRIED--UNAN.

Ken announced that the new minimum wage is \$3.80 @ hour, which we will have to pay the life guards, and they must be certified in order for our insurance to be valid.

Doug reported that there were some break-ins sometime after Thanksgiving. At the present time, the Indiana State Police are investigating, but there are no leads or suspects at this time. Clarence reported that he may have a lead, since his VCR was one of the items stolen and he may have a tip as to its whereabouts. The guard is now making 4 rounds nightly, sometimes in their personal cars, with no repeated patterns.

Farm Bureau has notified Doug that it is time to re-assess our insurance needs and asked if we want the same coverage as last year. They told him that Workmen's Compensation rates would probably go up. We discussed the necessity for expensive audit of books if we are to have our directors bonded, and agreed that we would follow the same procedure as last year, and not have anyone bonded, but would require two signatures on checks.

It was agreed that our Building Codes are still too detailed. We are working on a code defining maximum enclosed area, area under-roof, length, width, height and square feet of living area. These maximums would be contained within 6 ft. of each side of lot.

Karl was instructed to obtain an estimate on a 50-inch, 318 mower, a weed eater and a push mower and report at next meeting.

We agreed to drop the pool I.D. Tags for now, and try to improve the security instead.

Rosie agreed to try to get the next newsletter out before March 15, but she needs input from the directors in time to prepare and insert it. Items suggested were regarding

1. BLOCK WATCHERS (neighborhood crime watch) if anyone sees outsiders coming over fence, they should call the office-- there is an extension in the guard shack.
2. ALL visitors, ANY DAY, will need to sign in at the gate. If gate becomes crowded, guard should have guests wait off to side of driveway and should try to get a director or other member to assist him with the rush.

MOTION--ROSIE; SECOND--KEN. ULV & ATV tags will be issued free of charge after signing of waiver of responsibility; but there will be a fine of \$10.00 for each use of ULV/ATV without our tag.

Rosie was instructed to obtain prices on ULV/ATV tags (500)

We decided that camp will open March 15, weather permitting. This will mean that electric will be turned on March 1 and water turn-on will begin March 15 (takes about 3 days if no leaks discovered). We will have full schedule camping, with all utilities and services on April 1. Pool will open for Memorial Day weekend and through Labor Day weekend.

It was agreed that we directors should all get to know our employees better, and that last year's employee breakfast was very helpful. We will invite them all to breakfast at 9 a.m. Saturday, March 3. Employees will be paid for their time as well as their breakfast check, and following breakfast, the directors will retire to the Day Lodge for the regular monthly meeting. Since we aren't sure what restaurant will be open, we will be notified as to the place for breakfast.

Respectfully submitted,



Rosie Minyard, Secretary

WILDRIDGE ASSN. INC. BOARD OF DIRECTORS MEETING
MARCH 3, 1990 SATURDAY 9:00 AM
WICKLIFFE PLAZA

INTRODUCTION: Board of Directors and Members
BREAKFAST: Conclude informal meeting

AGENDA FOR REGULAR MEETING

- R Minyard 1. Minutes from last meeting and suggestions.
- K Burge 2. Financial review and status of small claims court.
- D Boone 3. Managers Report.
- R Dixon 4. Review latest proposed building code and vote on modification and acceptance.
- R Dixon 5. Review 2nd A/C status, control and discuss
D Boone potential requirements of electrical code. A code would then be finalized for review with Board.
- K Boehm 6. Proposed purchases for grass maintenance.
- R Minyard 7. Newsletter status - ULV tag bids
8. Other items for discussion as required.
Switzer/
Boone Road Status
- Boehm/
Boone 9. Ditch status
10. Open Membership meeting June 9, 1990 (?)
11. Misc Items, Overtime pay policy, etc.

*6/23/90 open meeting
10AM
4*

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD MEETING
SATURDAY, MARCH 3, 1990

Prior to the regular monthly Board Meeting, Wildridge Association, Inc., treated the directors and employees to breakfast at Wickliffe Plaza. Served at 9 a.m. Saturday, March 3, 1990 were guest Grimes Minyard, employees Darryl, Leo, Rick, Dennis, Dave Boone and David Bye, Manager Doug Boone and directors Dixon, Daum, Burge, Boehm, Switzer, and Minyard. Following breakfast and open exchange of ideas, complaints, comments and discussion, the directors retired to the Day Lodge for their meeting.

Meeting was called to order at 10:45 a.m. by President Rick Dixon.

SECRETARY:

The minutes were read and corrected as follows:

- (a) There were soap dispensers installed in both Day Lodge rest rooms, not just the ladies' room.
- (b) Doug was to be paid straight time for 46 hours, not 54 hours, to compensate for his uncompensated overtime during the prior year.

MOTION TO ACCEPT AS CORRECTED--CLARENCE; SECOND--KARL; CARRIED.

Communication from Donald Engle #629 was read, and his problem with his driveway and culvert was discussed. Doug and Karl will explain to Rosie, who will then write response.

Suggestion from Joyce Rooze requests that we see that the abandoned buildings which are eyesores are torn down. Doug will provide info to Rosie who will then send certified letters to owners advising them that they must be removed, torn down or renovated by the date advised or that we will tear them down at their expense.

TREASURER:

Ken plans to have the February statement in the mail next week. He will filing suit in July against members owing 1990 dues. He advised that we have acquired several lots as a result of these law suits, including #106, #190, #314 and #360. We have moved the equipment shed to #314 and plan to make a parking lot out of #106. If we find that we must sell repossessed lots, then we will have to decide on a minimum price and terms of sale which would be reasonable and yet fair to other owners. This item is tabled until we determine a need or have time scheduled for this matter.

MANAGER:

Doug reported that there were 23 lot owners who requested electric during the winter season.

Summer schedule will begin April 1, when the manager's hours will be 7:30 a.m. to 4:00 p.m. Thursday through Monday (closed Tuesday and Wednesday).

The crew, including the two new additional laborers, will begin annual clean-up, paint-up and fix-up on Monday, March 5. There was some question as to the need for the new laborers to begin full time this soon, as the funds were made available for full-time laborers if we could keep them busy.

Doug said the preparations will involve general clean-up of the grounds and facilities, preparation of maintenance equipment, painting interior of common buildings, preparations for completion of the road project, water turn-on and repairs, preparations for fence installation. We suggested that Doug begin work preparing a definite work schedule, with alternatives for weather variations, to avoid having paid help doing nothing but waiting for orders or weather changes. Doug said he had already started his schedule.

Doug asked about the delivery date for the fence, and was advised that it had been ordered and placed on hold until we were ready for it. We agreed that the fence definitely should be installed before April 15, and if we want to set a deadline, we had best not ask for volunteers but have the paid staff do the labor. Rick gave Doug the name and number of the salesman to contact to arrange for delivery.

Karl said he will provide the equipment and labor to tear down the old fence and take care of the fence stretching in return for the material in the old fence. This was agreed to unanimously.

DIXON-BUILDING CODE:

The building code (Addendum to GEN002-1), which Rick had re-written in draft and submitted to directors with his agenda, was reviewed, with the following modifications to be made prior to next meeting.

- (a) Procedure #3 should be changed to read "A building can be no nearer than 20 feet to front of road or 6 feet in rear."
Delete: ("10 feet").
- (b) Procedure #5B changed to read "Maximum ENCLOSED ATTACHED BUILDING IS a maximum of 400 square feet." Delete: ("100% of trailer") and ("Smaller trailers can have proportional smaller attached buildings"). We agreed that these conditions, if left in, could be construed as being discriminatory against those with small trailers.
- (c) Procedure #5C, to avoid possible discrimination claims, should read: "Maximum OTHER ADDITIONAL BUILDINGS, including decks, enclosed screen porches, utility sheds, screened-in eating areas, etc., is limited to a total of 400 sq.ft. maximum."
Delete ("100% of trailer size or") and delete last sentence: ("Smaller trailers can only have smaller total other buildings").
- (d) Procedure #5D changed to read: "The sum of A + B + C CAN NOT exceed 1200 sq.ft." (delete "or less for smaller trailers"). Same rationale as above, regarding potential discrimination.
- (e) Deleted, for same reason of potential discrimination claims, entire "NOTE: Attached and additional buildings must be consistent with trailer size. For example, 20' x 8' trailer would be allowed a 20' x 8' enclosed attached building and 160 sq.ft. of other additional buildings." No replacement or re-wording.

We agreed that the building code will be written again, with the above changes, and submitted for board approval next month.

The problem of second air conditioners has not been completely resolved, as there are still a few lot owners with two air conditioners, and the electricity problem still exists. Karl has looked into the possibility of individual lot owners buying their own private electric meters, and found that this may be possible

for those with lots on the outer perimeter. This may prove to be an alternative to removing second air conditioners. Since Clarence is one of those with two air conditioners, he asked that we tell him exactly what we want him to do about his, and he'll do it. It was suggested that he take the one out of his wall and replace it with plexiglass in a 2"x 4" frame which would be easily removed if he ever needed to remove his ceiling unit, buy an adjoining lot to access that electricity, or purchase his own meter when it is an alternative. He agreed that he would either do the plexiglass bit, brick up the hole, or find some other alternative--but that he "WILL take care of the problem, if only to keep the peace". We agreed to allow him to take care of the problem however he chooses, just as long as he takes care of it.--Thanks, Clarence, we do appreciate it.

Rick recommended that an adequate electrical code be pursued during this year, if we don't have one before his term is up. He stated that the building code and the electrical code were two of his major goals when he assumed his office, and he would appreciate our carrying them through if not final before June open meeting.

BOEHM--GRASS MAINTENANCE:

Karl submitted his prices for the needed equipment and we compared these to the ones submitted earlier and tabled.

MOTION--ROSIE, SECOND--KEN, CARRIED:

Move that Karl buy the 2-cycle self-propelled 21" mower for \$449.95 plus tax; the 318 John Deere mower for \$5975.00 including tax; the TC 3000 trimmer-straight shaft with blade for \$295.95 plus tax, or less if he can get it.

MINYARD--NEWSLETTER:

Rosie stated that no one has submitted their items for the newsletter, so it is not ready. We would like to have it out by March 15, but we are advised that this is her tax season and she must have at least one weekend after items reach her to get her part typed before it can be taken to the printer.

It was agreed that we need items on dues, grass, ditches, culvert repairs, roads, fence, abandoned buildings, and open meeting. Rosie agreed to do the best she could to get this out before the end of March.

SWITZER--ROADS:

Clarence had to leave early to go to work, but he stated that the road work was ready to go as soon as the weather allowed. He will use the paid crew as much as possible without interfering with their regular schedule.

BOEHM--DITCHES:

The culvert repairs have been completed, with one being corrected today. Payments are coming in rather well, and complaints are diminishing slowly. There is only one ditch maintenance contract, and Doug said they are going to get Rosie's lot looking fantastic as a model for others to subscribe. (Rosie is the lone subscriber).

MISC:

Rosie thinks we need more time to prepare for the open meeting, since Clarence is the only director candidate as of now; the survey questions have not even been discussed, and we have only one more meeting before mail-out unless we set a later date for the meeting.

MOTION--KARL, SECOND--KEN, CARRIED:

Move we postpone the open meeting until Saturday, June 23, 1990 at 10:00 a.m.

It is recommended that the Road Crew (Clarence), the Social Committee Chairman (Linda Shafer), the Finance Chairman (Ken) and the Ditch/Culvert Chairman (Karl) have typed reports to hand out to the membership at the open meeting. This was readily accepted as an excellent idea.

MOTION--KEN, SECOND--KARL, CARRIED:

Move we agree to donate up to one dollar and a half (\$1.50) per flag for the Social Committee to purchase BIKE SAFETY FLAGS for resale by the Committee.

Rosie re-introduced the "Block Captain" project and suggested that we encourage those who have previously run for the Board of Directors to run again and/or to serve as block captains. Rosie agreed that, since she and Harold were supposed to chair this project, she will pursue it further before the next meeting. The list of prior candidates was reviewed and those known to be deceased or no longer lot owners were deleted from the list. We agreed that this is probably a necessary program, but that we will have to have very definite job descriptions, designating responsibilities and authorities and stipulating the time they will be permitted into the Board meetings. Rosie will submit a report since she can't be at the April meeting.

Rick asked that we make some arrangement for the manager to be allowed access to the safety deposit box at the Dubois County Bank in Celestine.

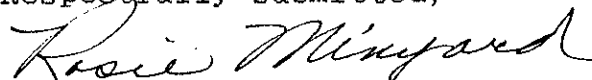
MOTION--ROSIE, SECOND--KARL, CARRIED:

Move that we amend the procedures regarding entrance to the safety deposit box #136 at Dubois County Bank in Celestine to provide access to manager, Mr. Doug Boone, when accompanied by any director with a duly executed signature card signed by any two directors.

Next meeting will be Saturday, April 7, at 10 a.m.

Meeting adjourned at 1:40 p.m.

Respectfully submitted,



Rosie Minyard, Secretary

- DRAFT -

WILDRIDGE ASSOCIATION

ADDENDUM TO GEN002-1
FEBRUARY 23, 1990

GEN002-2
R. DIXON

APPLIES TO: All Building Construction

PURPOSE: To clarify and spell out physical size and structure for maximum enclosed area under roof, living areas and the total utilization of a lot in Wildridge RV resort.

- SOURCE:
1. Restrictive Covenants section of Membership individual Real Estate Lease. Ex.#1.
 2. Table A, Standards of Principal Building on Individual lots, and interpretations by Planning Commission of a Typical county in the State of Indiana.
 3. Definitions of a Commercially produced camping vehicle as defined by the Recreational Vehicle Association.

PROCEDURE:

1. For the purpose of this code, a lot in Wildridge is considered to be 40' X 100' or 4000 sq ft of area.
2. A 6' utility is required on both sides of the lot. If an individual member has been granted a deviation to this easement, they are responsible for any additional cost which may be incurred due to this easement, during any required maintenance.
3. A building can be no nearer than 20' to front of road or ~~56~~ to rear. A corner lot will be considered to have 1 frontal direction. Any member approved deviation is subject to same cost provision as item 2.
4. Since parking is not allowed on Wildridge roads, members are responsible to maintain a space equivalent to 2 car lengths or 2 car widths which must be open and accessible via a culvert.
5. The maximum lot coverage on any lot is 1200 sq ft calculated with the following breakdown.
 - A. The maximum trailer size is 400 sq ft.
 - B. Maximum ENCLOSED ATTACHED BUILDING IS 100% of trailer or a maximum of 400 sq ft. Smaller trailers can have proportional smaller attached buildings.

WILDRIDGE ASSOCIATION

ADDENDUM TO GEN002-1
FEBRUARY 23, 1990

GEN002-2
R. DIXON

APPLIES TO: All Building Construction

C. Maximum OTHER ADDITIONAL BUILDINGS including decks, enclosed screen porches, utility sheds screened in eating areas, etc. is limited to a total of 100% of trailer size or 400 sq ft maximum. Smaller trailers can only have smaller total other buildings.

D. THE SUM OF A + b + C CAN NOT EXCEED 1200 SQ FT OR LESS FOR SMALLER TRAILERS.

NOTE: Attached and additional buildings must be consistent with trailer size. For example, 20' X 8' trailer would be allowed a 20' X 8' enclosed attached building and 160 sq ft of other additional buildings.

5. Consistent with Principal Standards for Individual lots in this region of the country, green space yardage is required on all lots.

SUMMARY; This code will help individual members to plan current and future building requirements and maintain a degree of consistency in overall construction of buildings.

THIS BUILD CODE WILL BE REGULATED AND ENFORCED BY THE MANAGER OF WILDRIDGE RV RESORT, THE BOARD OF DIRECTORS AND ANY LEGAL ASSISTANCE AS MAY BE DEEMED NECESSARY.

Building requests must be submitted 45 days in advance of the time a project is planned to start and must be approved and permit posted prior to any work by outside contractors or members of Wildridge.

Daum

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS
APRIL 7, 1990 MEETING

The regular meeting of the Wildridge Association, Inc. Board of Directors was held at the Day Lodge on Saturday, April 7, 1990. Those present were Harold Daum, Vice President; Ken Burge, Treasurer; Rosie Minyard, Secretary; Karl Boehm, Maintenance Chairman; and Clarence Switzer, Personnel and Road Chairman. Those absent were Ray Leonard, who is still in Florida and Rick Dixon, who submitted his letter of resignation to be effective March 18, 1990.

In Rick's absence, Harold Daum called the meeting to order at 10 a.m. and introduced Mr. Dan Vonderheid and Mr. Kevin Haley, representatives of Sam Oxley & Co. These gentlemen submitted an estimate of cost for their company to complete our road resurfacing project. This estimate was \$49,300.00 cash for hot-mix resurface on all roads not already done with cold mix and finish those needing only chip and seal. Ken stated that, at the present time, we have only \$35,000.00 in the road fund, which would preclude our ability to promise to pay cash on completion. He said we can, however, anticipate another \$2,000.00 collection before completion of this contract proposal. A discussion of priority locations ensued, with the following motion:

MOTION--CLARENCE, SECOND--KARL: CARRIED UNANIMOUSLY
Have Oxley lay hot mix on roads that haven't been touched, including as many as possible within the \$37,000.00 maximum, and work toward completion next year with payment to be made no earlier than the first day of the month immediately following job completion.

The minutes were read and accepted. MOTION--CLARENCE; SECOND--KARL. CARRIED UNANIMOUSLY.

Rick's letter of resignation as president of this board was read and is made a part of these minutes. It is dated March 18, 1990, and says, ".....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." The motion:

MOTION--CLARENCE; SECOND--KARL. CARRIED UNANIMOUSLY: Move to accept Rick's resignation and have vice president Harold Daum assume those duties until the 1990 election of officers in July.

The Building Code, as revised by Rick Dixon and edited to meet the changes voted on at March meeting, and is a part of these minutes, was reviewed and discussed:

CLARENCE, SECOND--KEN. CARRIED UNANIMOUSLY: Move to accept Building Code as revised and edited as of this date, April 7, 1990.

The Block Captain Project report was reviewed and is a part of minutes.

MOTION--KARL, SECOND--CLARENCE. CARRIED UNANIMOUSLY: Move to accept the Block Captain Committee report and instruct committee to begin to implement this program for acceptance by the membership at the June Open Meeting.

The financial report for March, 1990 will be mailed out next week, but Ken informed us that Rick had sent him all the bank books, and that he needs a volunteer to assume check signing responsibility. This needs to be voted on by the board.

MOTION--KARL, SECOND--ROSIE. CARRIED UNANIMOUSLY: Move to have Harold, as vice president to be second signature and Clarence to be third signature, since he is close to office all year.

Ken stated that due to his illness last month, he was unable to attend the Small Claims Court. He asked to postpone his Small Claims report until July meeting. Doug is to call verify McCubbins' employment and also to investigate Longsten, Ivy and Ellison.

Clarence asked Doug to report on the advantages of having the two new full-time employees. Doug stated that they have been kept busy when on time card and sent home if weather was too bad to work. He has, however, been able to keep them during some bad weather, and found it to be beneficial to walk the grounds in snow which made water leaks very obvious. It was agreed that if they lose time by being sent home in bad weather, they may make up the time (up to 40 hours weekly only) by staying over or starting early or working some time during weekends.

Karl reported that the maintenance equipment voted last month has all been purchased and put to good use.

The ditch/culvert upgrade project has been completed, with only one complaint which has been satisfied.

The front fence project has been completed and all comments so far have been good.

Karl has received the provisions for obtaining private electric meters from Dubois Rural Electric Co-operative, which was discussed and made a part of these minutes. There was no decision as to whether we will go along with this program, since we have not yet contacted HUD to see what effect that will have on our tax status. Harold agreed that he and Doug will check that out before next meeting. The interest in this project will be determined from the annual Survey Questionnaire.

MANAGER'S REPORT:

Doug submitted a report regarding continued unsafe electrical usage, and asked that we review his suggested covenant in this regard. This is made a part of these minutes.

Doug plans to work on underground sewer plugging for ground-water leaks and report next month. He is to try a compound recommended with which Karl is familiar. This is deemed necessary, since Ken was advised that we will be charged for each gallon of water pumped beginning next month. This will probably increase our water bill by \$2400.00.

Rosie had suggested to Doug that we might take pictures of the lots with "unsightly" buildings and lots to send with notice of responsibility for bill if not taken care of within allotted time. He would like to purchase a Polaroid camera for this purpose.

MOTION--CLARENCE, SECOND--KARL. CARRIED UNANIMOUSLY: Move to allow Doug to purchase camera for under \$100.00.

Ken and Doug announced that there is one extra dumpster in place now.

Doug informed us that the grass-catcher is used only for tall grass and "model" lots (those who have the ditch/grass service to encourage others to take these services).

There were no suggestions in the suggestion box.

Rosie's request for purchase of an IBM-PCjr computer was reviewed .
MOTION--CLARENCE, SECOND--KARL. CARRIED UNANIMOUSLY. Move to purchase the IBM-PCjr from Dick English, Vincennes, for \$400.00. Rosie is to see that he is notified and pick up and deliver computer to the office.

Rosie stated that there is a lot to be done before the open meeting, and that if she is to do the typing and preparation of the Ballots, Survey, etc., then each director will have to submit their information within the week. All agreed.

Other open meeting subjects included:

- A. Ballot will contain the names and resumes, listed in order of their receipt in the office, of:
 - 1. Clarence B. Switzer, Sr. (293)
 - 2. Ed Singleton (292, 294, & 495)
 - 3. Bill Schmelz (364)
 - 4. Ray Rooze (520)
 - 5. Daryl Rauscher (150)
 - 6. Ken Reynolds (277)
- B. Covenant Confirmation Ballot will be submitted this year, with summary of those covenants promulgated by the board as a result of survey mandates. These were prepared by Rosie and reviewed and accepted by the board, who agreed to study them and contact Rosie for any necessary summarization or typing corrections. She will see to making the corrections and having them printed.
- C. Each director will submit his survey questions to Rosie within a week so she can get them typed and printed.
- D. Ray Leonard was appointed Chairman of Volunteers, Appointments and Assignments. Harold will advise.
- E. Clarence volunteered to be responsible for the Public Address System, its set-up, etc.
- F. We are hopeful that Mary Leonard will chair the refreshments committee this year. Harold will contact her in this matter.
- G. Doug is to be responsible to see that the crew gets the set-up and clean-up taken care of.
- H. It was determined that we will need an extra meeting for the preparation of mail-outs and explanation of logistics which involve the volunteers. This will be held on May 19, with the board meeting at 10 a.m. and the volunteers with the board at 1 p.m.

Meeting adjourned at 1:25 p.m.

Respectfully submitted,



Rosie Minyard, 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

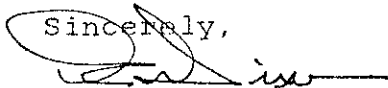
Effective immediately, I resign the office of President, Wildridge Association Inc. I have considered this decision for quite some time and have had this letter prepared for over a week. It is based on the following reasons.

- . 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

DUBOIS RURAL ELECTRIC CO-OPERATIVE
INCORPORATED



P.O. Box 610

JASPER, INDIANA

(812) 482-5454

47547-0610

April 6, 1990

Wildridge Association, Inc.
R.R. 1
Birdseye, IN 47513

Re: Private Electric Meters

Sirs:

Private electric meters will be available to whoever meets our agreements and pays all costs at time of application. Requirements are as follows:

1. Owner must come to office to apply for service to be installed as per our work schedule and when payment has been made in full.
2. Payment due at time of application will be \$270.00. (\$250.00 will be for putting in the individual service and is non-refundable. \$20.00 is our Refundable Membership Fee.)
3. Service will be set up in owner's name only. Transfer of name will only be done if owner sells. We will not transfer into a renter's name.
4. Service must be year round. We will not disconnect during winter months and reconnect in spring.
5. Owner is responsible for reading meter on a monthly basis. When meter reading fails to be sent in, we will send someone to read meter and a charge will be added to bill.
6. All underground utilities (water, sewage, electric, etc.) must be located prior to our digging. We will not be responsible for damage to these utilities.
7. Utility poles will be set on the right-of-way easement. We will furnish meter pole. Owner will be responsible for supplying service entrance and running service to trailer. Service entrance must meet National Electric Code specifications.
8. Minimum bill for month is \$5.00 plus tax. If bills are estimated, an average is figured on usage of past 12 months.

Above conditions are subject to change. If any questions, please call me at (812) 482-5454.

Sincerely,

DUBOIS RURAL ELECTRIC COOP., INC.

DAVID L. RUHE
Line Superintendent

ATTACHMENT: ELECTRICAL SYSTEM ABUSE

We are again finding lot owners with illegal or dangerous electrical connections to the Association's electrical pedestal. To clarify existing rules and disconnection procedures, the following has been issued:

1. There will be no more than one (1) 30-Amp, 120-Volt permanently connected circuit per lot.
2. If there is already a 20-Amp "convenience" receptacle and circuit on a lot, it shall be used for TEMPORARY SERVICE ONLY. Any permanent connection to the Association's pedestal on this circuit or plug is prohibited. This includes cords or wires connected to receptacle with cord ends.

In order to control the present problems and avoid future problems with electrical pedestals, the following procedures will be implemented by order of the Board of Directors:

Lot pedestals will receive periodic inspection. If mis-wired or unsafe connections are found, the lot owner will be notified of the covenant violation by certified mail, and given 30 (thirty) days to make the necessary changes and/or repairs.

If repairs and/or corrections are not made within 30 (thirty) days of the receipt of the letter, Wildridge Association, Inc. shall have the problem corrected and will bill the lot owner for all charges.

It is understood that all damage incurred to Wildridge Association equipment and/or facilities by illegally connected or mis-wired installations shall be billed to the offending lot owner.

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

April 1, 1990

Kenneth Burge
10203 Eve Adam Drive
Louisville, Ky 40272

Dear Ken:

I went to Wildridge Saturday to turn my water on and take a few things for this summer. While I was there, I had the guard call Doug, since I had the payroll. Later, I slid the checks under the door of the office, per Dougs instructions. I did not sign the checks since I no longer think it is appropriate.

Attached are the following for the Accounts we have at Union Federal Bank:

1. New signature cards for Harold and you, or whom ever is going to handle this function. Each card is for a Unique account and must include the Signor Official Office, and a return envelope to Union Federal.

2. Harold can use the bank in: Jasper, In. Princeton, In. or Evansville, In. If he has any questions, he can call me if he wish.

3. Accounts are following:

A/C 53471235	7 day notice	* \$40,812.93	plus interest
A/C 53484299	182 days	30,000.00	" "
A/C 53484298	182 days	30,000.00	" "
A/C 53484310	182 days	10,000.00	" "

* Note: 23.78 withdrawal posted 12-1-89 was the we had for one early withdrawal. This account is current with the latest check I received.

Ken, again, I appreciate all the help you have given me and have enjoyed working with you.

Sincerely,


Richard C. Dixon

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD MEETING
MAY 5, 1990

The regular stated meeting of the Wildridge Association, Inc. Board of Directors was called to order in the Day Lodge at 9:45 a.m. by Harold Daum, President Pro-Tem, due to the resignation of Rick Dixon. Present were Rosie Minyard, Secretary and Directors Clarence Switzer, Karl Boehm and Ray Leonard. Absent were Ken Burge, Treasurer (working) and Rick Dixon. Mr. & Mrs. McDonner, Lot #708, were present as guests of Harold Daum, who had asked them to present a water problem to the board.

Mr. McDonner stated that he had installed additional water lines to his camper and shed with permission from Ron Cook. During the ground water investigation, Doug found that some of these pipes had rusted and were a possible entry for ground water into our sewage system. After he conferred with Karl Boehm, Maintenance Director, Doug removed the pipes which appeared to be illegally installed. Mr. McDonner was very angry, and asked that we replace his installation.

MOTION--KARL, SECOND--CLARENCE: We can reconnect the "T" with a bleeder valve and PVC, but any pipe beyond standard is the responsibility of the lot owner, as per our current Building Code and the original "Restrictive Covenants" of Wildridge R.V. Resort Lease Agreement, Covenant #4. CARRIED UNANIMOUSLY

MOTION--CLARENCE, SECOND--KARL: Accept minutes as submitted.

Harold announced that Ken had asked that he inform the board that there had been a check for \$75.00 for 1989 grass cutting fees which Ed had not deposited with the member's dues check. This \$75.00 has been refunded to the member and the Association has been reimbursed by Ed.

Clarence reported that he has obtained permission to get 1 or 2 more loads of surface to finish the road project. We had budgeted \$37,000 and we actually spent \$40,295, which is \$3,295.00 over budget. Ken will let the road fund borrow from general fund until more road money is collected. This approval was from Ken, by telephone conversation with Harold.

Karl said that maintenance needs to buy a used dozer blade for tractor so he can take his blade home, and that we also need an extension ladder.

MOTION--CLARENCE, SECOND--RAY: If Karl can find an extension ladder and/or blade for a good price he may go ahead with the purchase after clearing it with Ken. CARRIED UNANIMOUSLY

Doug obtained prices on a new "Wildridge" sign for front gate. He can get 2 duraply signs for \$390.00 if we install them.

MOTION--CLARENCE, SECOND--KARL: Doug should purchase these 2 duraply signs when Ken says money is available. CARRIED UNANIMOUSLY

Doug asked if Dave Hatfield, new employee, could park his camper on Lot #191.

MOTION--CLARENCE, SECOND--RAY: Let Dave park on Lot #191, contingent on his satisfactory employment at Wildridge and if Ken says this will not cause any tax or accounting problems. CARRIED UNANIMOUSLY

Doug said that our sewer infiltration is costing us \$1810.20 over our normal sewer bill this month, and that Ken will send us a written report.

Doug asked that we put an item in the next newsletter regarding the critical tree problem that we have again this year, and that it be addressed at the open meeting June 23.

SUGGESTION BOX: Dave Schuler #57, wants a fish cleaning station near the Day Lodge. This is denied due to cost of purchase, installation and maintenance.

We were asked to put wood slatted floors in the shower room.

MOTION--RAY, SECOND--CLARENCE: Dough will investigate prices of plastic type slatted floors, specifically made for showers, and report by telephone so they may be installed before pool opening if approved by Ken. CARRIED UNANIMOUSLY

The printed material for the open meeting was reviewed and discussed.

- a. The survey and ballot were approved unanimously--no questions added or deleted.
- b. MOTION--CLARENCE, SECOND--KARL: Remove the "accept/reject" block from each covenant, and add a collective summary with these options at the end of the confirmation sheets.
- c. MOTION--CLARENCE, SECOND--RAY: Remove the words, "one air conditioner per lot" from covenant #3.
- d. Building Code again prompted a very heated discussion, with Harold leaving the meeting. It was suggested that we add a covenant, "any structure/trailer infringing upon easement which interferes with proper maintenance will be removed and replaced at owner's expense.
- e. MOTION--CLARENCE, SECOND--RAY: Accept the covenants and have them printed.

Next meeting Saturday, May 19, at 9:30 a.m. (compromise time), with volunteers to begin mail-out procedures at 1 p.m., under Ray's leadership.

Meeting was adjourned.

Respectfully submitted,

Rosie Minyard

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

April 27, 1990

Mr. Edward Kersage
RR 2, Box 87
Frenchlick, In.
47532

Attention Mr. Edward Kersage,

We are having a problem with the paper work on lot 127
(Mr. Wangler).

We have a receipt were Mr. Wangler paid \$425.00 for dues
and road and mowing for 1989.

We find a deposit slip excluding the \$75.00 for mowing, so
therefore we did not mow this lot 127 in 1989.

We of course are going to have to refund this \$75.00.

We need to know why the deposit slip shows \$350. lot 127
and the receipt showing \$425.00 to you from Mr Wangler lot
127 ??

Ed if you made a mistake on this I need to hear from you
ASAP.

We have the receipts, and the deposit slip dated 1-18-89.

Your Friend,

Harold C. Daum
Acting President
Wildridge Association

CC.

Kenneth Burge, Treasurer
Douglas Boone, Manager

Daug

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
SATURDAY, MAY 19, 1990 - 10:00 A.M.

On arrival at Wildridge for this called meeting, we were handed a letter by Harold Daum announcing his retirement as Vice President of the Board. Those present for this meeting were Harold Daum, Ray Leonard, Karl Boehm and Rosie Minyard. Clarence Switzer was on duty due to the French Lick flood and Ken Burge was working at Churchill Downs. We had no word from Rick Dixon.

Due to the small attendance, we agreed to take care of the immediate need to make a final review of the Open Meeting materials before mailing, which was the major purpose of the meeting. All was found to be in order and it was turned over to the Social Committee who had volunteered to prepare for mailing.

Doug informed us that we have some dead trees on our lot #314 which should be removed immediately, and he wants approval to have Saulman Bros. remove them.

MOTION--RAY, SECOND--HAROLD to have Saulman Bros remove trees and haul off small brush. CARRIED--UNANIMOUSLY.

There being no other pressing business and lack of quorum if anyone assumed the chairmanship, we closed the meeting.

Respectfully submitted,

Rosie Minyard

Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION, INC.
BUILDING CODE REVISION 5/90

ADDENDUM TO GEN 002-1

GEN 002-2

APPLIES TO: ALL BUILDING CONSTRUCTION

PURPOSE: To clarify and spell out physical size and structure for maximum enclosed area under roof, living areas and the total utilization of any lot in Wildridge RV Resort.

SOURCE: 1. "Restrictive Covenants" section of Membership Real Estate Lease provided and signed by each member at time of agreement to lease.
2. Table A., "Standards of Principal Building on Individual Lots" and interpretations by Planning Commission of a typical county within the State of Indiana.
3. Definitions of a commercially produced "camping vehicle" as defined by the Recreational Vehicle Association.

PROCEDURES:

1. For the purpose of this code, a lot in Wildridge RV Resort is considered to be 40' X 100' (or 4000 square feet) of total area.
2. A 6' utility easement is required on both sides of the lot. An individual member who has been granted a deviation to this easement is responsible for any additional cost, incurred during any required maintenance or repairs within his lot boundaries, which costs are a result of this deviation.
3. A building can be no nearer than 20 feet to front of road or no nearer than 6 feet to rear or side boundaries of lot. A corner lot will be considered to have just one frontal direction. Any member approved for granting of a deviation to this rule is subject to same cost provision as in Procedure #2 above.
4. Since parking is not allowed on Wildridge common roads, members are responsible to maintain a space equivalent to two car lengths or two car widths which must be open and accessible via a culvert which meets Wildridge Ditch/Culvert standards.
5. The maximum lot coverage on any lot is 1200 square feet, calculated with the following breakdown:
 - A. Maximum TRAILER SIZE is 400 square feet.
 - B. Maximum ENCLOSED ATTACHED BUILDING size is 400 square feet.
 - C. Maximum OTHER ADDITIONAL BUILDINGS, including decks, enclosed screen porches, utility sheds, screened eating areas, etc., are limited to a total of 400 square feet.
 - D. The sum of A+B+C may NOT EXCEED 1200 square feet.
6. Consistent with "Principal Standards for Individual Lots" in this region of the country, green space yardage is required on all lots.

7. Building requests must be submitted 45 days in advance of the time a project is planned to start, and must be approved and permit posted prior to any work by outside contractors or members of Wildridge Association, Inc.

SUMMARY: We hope this code will help individual members to plan current and future lot and building improvement projects, to comply with the building requirements, and to help maintain a degree of consistency in overall construction of buildings within this resort.

BY ORDER OF THE BOARD OF DIRECTORS OF WILDRIDGE ASSOCIATION, INC. THIS BUILDING CODE WILL BE REGULATED AND ENFORCED BY THE MANAGER OF WILDRIDGE RV RESORT WHOSE ACTIONS WILL BE REVIEWED BY THE BOARD AND, WHEN FAIR, SUPPORTED IN THEIR ENTIRETY BY THIS BOARD AND WHATEVER LEGAL ASSISTANCE MAY BE DEEMED NECESSARY.

Doug

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
SATURDAY, JUNE 23, 1990 - 2:00 P.M.

This meeting was called by the Secretary, due to the By-Laws Article IV, Section 3. Annual Meetings: "The Board of Directors shall meet each year immediately after the annual meeting of the leaseholders, either within or without the State of Indiana, for the purpose of election of officers and consideration of such other business as may properly come before the meeting. No notice shall be necessary for the convening of such annual meeting of the Board of Directors."

Present for the meeting were returning directors Ken Burge, Harold Daum, Ray Leonard and Rosie Minyard; re-elected Clarence Switzer, and newly elected Bill Schmelz. Newly elected Ed Singleton was excused for a family wedding.

The first order of business being election of officers, the Secretary asked for nominations for president. Clarence suggested that we should not conduct the election in the absence of a new director, and that if we did go ahead he would act as Ed's proxy. We all agreed to this procedure.

Clarence nominated Harold Daum for president, Rosie Minyard for Secretary and Ken Burge for Treasurer. We agreed to take these nominations individually for seconds.

ELECTION OF OFFICERS:

Nomination of Harold Daum for president died for lack of a second, since he had resigned the vice presidency for health reasons, and the presidency is even more stressful.

Harold nominated Bill Schmelz for president, Clarence second.
BILL SCHMELZ ELECTED PRESIDENT BY UNANIMOUS VOTE.

Ray nominated Clarence for vice president, Ken second, and
CLARENCE SWITZER ELECTED VICE PRESIDENT BY UNANIMOUS VOTE.

Clarence nominated Rosie for secretary, second Ray, and
ROSIE MINYARD ELECTED SECRETARY BY UNANIMOUS VOTE.

Clarence nominated Ken for treasurer, Ray second, and
KEN BURGE ELECTED TREASURER BY UNANIMOUS VOTE.

New president, Bill Schmelz then took over the meeting, for the immediate necessary business.

MOTION--CLARENCE, SECOND--ROSIE:

We need Ed Singleton to assume Karls's position as the Maintenance Director. CARRIED--UNANIMOUSLY

MOTION--ROSIE, SECOND--RAY:

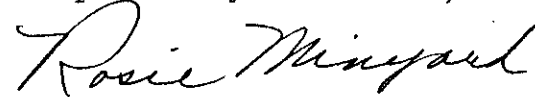
Doug should work on the July 4 holiday and take Monday and Tuesday, July 2 & 3, so he will be here on the holiday. should work Wednesday, July 4. CARRIED--UNANIMOUSLY.

Ken suggested that we definitely need a weather warning system, and he has loaned the guards his weather radio to try out in the gate house until we can purchase one. Clarence agreed to investigate the cost of a used siren for us to install at the Day Lodge and connect to the gate house. Will report further on this at next meeting.

Next meeting will be Saturday, July 7 at 10 a.m. in the Day Lodge.

Meeting adjourned.

Respectfully submitted,

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

Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION, INC.
COVENANT CONFIRMATION

4. Unless, and until, more electrical facilities are made available, there will be no more than one (1) electric air conditioner per lot; and "wiring around" or other deliberate use of more than 30 amps of electric at any time will not be tolerated.
- | | |
|--------|--------|
| +---+ | +---+ |
| Accept | Reject |
| +---+ | +---+ |
5. Owners of ATV/ULV's will sign a "Waiver of Liability" in the Wildridge office, at which time they will receive an Identification Sticker and will be held responsible for any rule violation involving their vehicle, regardless of the operator. There will be a warning on first offense (other than very dangerous situations), after which there will be a fine of no less than \$10.00, depending upon severity and prior offense history.
- | | |
|--------|--------|
| +---+ | +---+ |
| Accept | Reject |
| +---+ | +---+ |
6. Lot owners expecting guests will inform the staff, in writing, of the names and expected approximate time of arrival. Guests will be expected to sign in at gate. Forms for your notification are available at the office.
- | | |
|--------|--------|
| +---+ | +---+ |
| Accept | Reject |
| +---+ | +---+ |
7. Lot owners wishing to have electric made available during winter season will inform the staff, in writing, no less than two days prior to arrival date. Forms are available in office or at gate.
- | | |
|--------|--------|
| +---+ | +---+ |
| Accept | Reject |
| +---+ | +---+ |
8. Visits by guests with campers are limited to _____ days.
- | | |
|--------|--------|
| +---+ | +---+ |
| Accept | Reject |
| +---+ | +---+ |
9. When grass becomes unsightly it will be mowed by the staff and the lot owner will be billed \$25.00 first time and \$75.00 for remainder of season for second time. Owners requesting mowing one time due to inability to do their own due to illness, vacation, etc., will be billed the regular \$15.00 fee the first time, with second time negotiable depending on reason. *why*
- | | |
|--------|--------|
| +---+ | +---+ |
| Accept | Reject |
| +---+ | +---+ |
10. Block Captains will be liaison between lot owners and administration, will serve as "Neighborhood Watch Team", and will have the responsibility and authority to stop, interfere with and report any covenant violation.
- | | |
|--------|--------|
| +---+ | +---+ |
| Accept | Reject |
| +---+ | +---+ |

WILDRIDGE ASSOCIATION, INC.
ANNUAL OPINION QUESTIONNAIRE-JUNE 23, 1990

There are several problems that are submitted in the Suggestion Box regularly, which we have never been able to address to the satisfaction of the plaintiff, since we are obligated to serve each of you equally. For this reason, we are listing below several of these problems for your consideration, since it will involve additional money to pay for equal service to everyone. Please be assured that there will be NO DUES DECREASE, regardless how you answer, since the annual dues of \$300 barely meets our taxes, utilities and operating expenses. We would prefer to not have any dues increases.

When answering these questions, remember that there are some of you who have serious problems with these issues, while some have no problem there, but serious problems in other areas. Try to help one another with those problems that we, the Association, cannot handle within our present budget.

1. How much would you be willing to add to your annual dues for the following service/facility, etc.?

a. Additional electricity installations to increase amperage to each lot.

0.00 \$25.00 \$50.00 \$75.00 \$100.00

b. All ditches to be adopted by the Association to relieve lot owners of responsibility?

0.00 \$25.00 \$50.00 \$75.00 \$100.00

c. Guards on duty 24 hours, 7 days, year-round?

0.00 \$25.00 \$50.00 \$75.00 \$100.00

d. Manager or Assistant Manager on duty 8 hours, 7 days, year-round?

0.00 \$25.00 \$50.00 \$75.00 \$100.00

e. Paid Janitor on duty in Day Lodge?

0.00 \$25.00 \$50.00 \$75.00 \$100.00

2. At the present time, the directors and manager are not bonded. In 1987, we had a \$250,000.00 bond on anyone authorized to handle money. At renewal time last year, the bonding company refused to renew without an audit by a Certified Public Accountant. We shopped and found that a total CPA audit, which they require, will cost an average of \$2000.00. What would you like us to do?

Buy the Bond Do not buy bond I will have my CPA do it

WILDRIDGE ASSOCIATION, INC.
ANNUAL OPINION QUESTIONNAIRE-JUNE 23, 1990

3. We have been investigating the possibility of providing individual electric service to those lot owners who want it. If available, you would probably be required to pay for the installation of your own utility pole and wires, and pay for a meter and installation. You would have to read your own meters and pay your own monthly bill (Wildridge is not permitted to sell electricity), and there would probably be a monthly minimum. Although this sounds expensive, there are several of our members who have requested it. This service may prove to be available only to outer perimeter lots, like telephones were originally, and those who do opt to purchase the service, if available, would do so voluntarily, with no decrease of their dues. Electric heaters left on in your absence would still not be allowed, due to fire safety.

a. If available to you, would you purchase this service?

Yes

No

b. Would you be willing to read your own meter?

Yes

No

c. Would you send in your card and pay your bill monthly?

Yes

No

d. If R.E.C. has to run extra lines and poles to serve the area, would you be willing to give up a tree or two, that might be on your lot, to clear the wires?

Yes

No

e. If you don't want the service yourself, would you be willing to give up some trees to clear the wires for your neighbors who do want the service?

Yes

No

f. What additional appliances would you add if you were to have additional electricity?

1. _____
2. _____
3. _____
4. _____

WILDRIDGE ASSOCIATION, INC.
ANNUAL OPINION QUESTIONNAIRE-JUNE 23, 1990

4. We have a lot of trouble soliciting candidates for the director vacancies each year. Who would you like to see on the ballot next year?

1. _____

2. _____

3. _____

5. Should we have nominations from the floor for the following year, and allow for a period to get to know the nominees?

Yes

No

6. Should we change our open meeting time until August or September to allow time to better prepare for the open meeting and get to know newcomers for possible candidacy?

Yes

No

7. What month would you prefer the open meeting?

June July Aug Sept

WILDRIDGE ASSN. INC. AGENDA
BOARD OF DIRECTORS MEETING
10:00 AM SATURDAY, JULY 7, 1990

AGENDA

- | | |
|------------|--|
| R. Minyard | 1. Reading of the minutes
Review Suggestions |
| K. Burge | 2. Financial Report
Small Claims Court Status |
| D. Boone | 3. Managers Report |
| R. Leonard | 4. Final Survey Results
Social Committee Report |
| C. Switzer | 5. Security Report
Road Status |
| B. Schmelz | 6. Committee Appointments |
| Open | 7. Ground Water Infiltration into Sewers |
| open | 8. Misc. Items |

Doug

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES FROM JULY 7, 1990 MEETING

The regular stated meeting of the Wildridge Association, Inc. Board of Directors was called to order by President Bill Schmelz at 9:55 a.m., Saturday, July 7, 1990, in the Day Lodge. Directors present were Bill Schmelz, President; Clarence Switzer, Vice President; Rosie Minyard, Secretary; Ken Burge, Treasurer; Directors Ray Leonard, Harold Daum and Ed Singleton.

SECRETARY'S REPORT:

Minutes from June 23 meeting were read and approved.

MOTION TO ACCEPT: CLARENCE; SECONDD: KEN; UNANIMOUS VOTE

Suggestions from the Annual Open Meeting were presented by Ray Leonard, and those from the suggestion box were read by Rosie, with the following motions for disposition:

MOTION: CLARENCE/ED--UNANIMOUS

Have Ray (and a committee if he chooses) categorize the many suggestions from the Annual Open Meeting and let each director handle those which fall into his field of expertise and report back to Board as they are handled.

MOTION: ROSIE/ED--UNANIMOUS

Suggest that we appoint Joyce Rooze and Unity Singleton to co-chair an Adult Swim Night Committee to arrange and make tentative plans for this program, to be presented to the Social Committee and the Board for approval and scheduling.

MOTION: CLARENCE/ED--UNANIMOUS

Hire the legal firm of Allen & Allen, Attorneys, from Salem to review all of our contracts to date and clarify our status at the August meeting (Aug. 4, 1990 at 10:00 a.m.).

MOTION: CLARENCE/ED--UNANIMOUS

Hold a called meeting of the Board to collect and review the questions that each of us would like to ask the attorney.

MOTION: ROSIE/KEN--UNANIMOUS

Rosie should draft a form letter to be sent to realtors who have Wildridge lots listed for sale to remind them of the obligation to maintain the lots and their signs in good, well-groomed condition.

FINANCIAL REPORT:

- (A) Ken reported that we are looking at a serious financial problem due to tax and sewer bills increases.
- (B) There are presently 52 lot owners who have not paid their 1990 dues and fees.
- (C) We need Rosie to prepare legal documents necessary to change our Court Representation to Ken Burge and Bill Schmelz

MANAGER'S REPORT:

(A) Doug recommended that we raise pay for two of our mowers, Flick .75 more and Hatfield .50 more.

MOTION: RAY/ROSIE--UNANIMOUS

Raise the hourly pay for Flick by seventy-five cents and for Hatfield by fifty cents, as recommended.

(B) In an effort to alleviate confusion regarding admitting guests through the gate, Doug asked that we establish a more simplified ruling for the guards to follow.

MOTION: ROSIE/CLARENCE--UNANIMOUS

Wildridge Identification for admittance through the gate will include (1) Windshield Sticker (2) Gate Key Card or (3) Guest Pass containing name and lot number of lot owner responsible for the guests' conduct. This change to be effective, with flexibility, Aug. 1 to Sept. 1, and with NO FLEXIBILITY after Sept. 1.

(C) Doug reported that the present electric service is now being utilized full to the max, and we have lost several amps of electricity, causing brown-outs, during the past weekend.

(D) We need to decide on what disposition we are going to make of the lots we now own. Doug has been negotiating a trade of lots 499 & 500 for lot 314, 179 or 190, since we are using 106 for parking.

MOTION: KEN/CLARENCE--SIX-YES; HAROLD DAUM--NO

Have Ed clear and rock Lot #106 for parking with proper drainage.

(E) We need Rosie to order another roll of stickers

(F) Doug has pictures of lots #715 and #544, for evidence of poorly groomed lots which he mowed at owners' expense. He said he had cut a lot which had been planted with Crown Vetch and the owner is very irate. Directors agreed that Crown Vetch is planted for high growth and is not a good choice for the park, since the neighbors have to look at it and worry about snakes. We support Doug's action in mowing this lot.

(G) Doug reported that Mr. McDonner has hooked his other lots into the underground water line on his original lot. This is not considered to be included in his agreement with Cooks, since it is a new connection, made after the Wildridge assumption of responsibility and authority.

MISCELLANEOUS ITEMS:

(A) Clarence was excused to go to work at 11:30 a.m.

(B) MOTION: ROSIE/ED--UNANIMOUS

Accept Eli Snelling's dumpster contract for \$1425.00 this year, and continue to investigate other alternatives for next year.

(C) MOTION: KEN/RAY--UNANIMOUS

Have Rosie obtain and send certificates of appreciation to those directors who have completed their term of service, (completion of term is considered to be met if service exceeds one and one-half years, or July of one year through December of the following year).

(D) Bill has looked into the sewer problem, and he believes that the problem is in our own system, that we were warned three years ago, and the Cooks were warned five years ago. Now we need to decide what we are going to do about it. Ed said that much of the problem can be alleviated if we raise and re-seal the man-hole covers. We have 60 that need sealing including 40 that need raising 6 inches, at a cost of \$12.00 each; 1 (near lot #540) needs raising 36 inches, at a cost of \$72.00; and 2 that need raising 30 inches, at a cost of about \$60.00. These prices do not include labor, and we are now in a bind for mowing if we take our crew off mowing for sewers.

MOTION: KEN/HAROLD--UNANIMOUS

Give Ed open-end financing for the raising and sealing of the manholes.

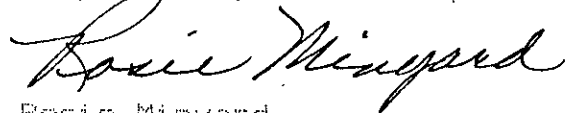
PRESIDENT ASSIGNED THE FOLLOWING DIRECTORS' RESPONSIBILITIES:

Clarence Switzer: Personnel, Security and Road Surfacing
Rosie Minyard: Newsletter
Ken Burge: Budget, Finance and Small Claims Court
Ed Singleton: Maintenance and Road Surfacing
Ray Leonard: Social and Recreational Liaison
Harold Daum: Special Assignments

NEXT MEETING IS AUG. 4, 1990 AT 10:00 A.M.

Meeting adjourned at 1:30 p.m.

Respectfully submitted,



Rosie Minyard
Secretary

Doug

WILDRIDGE ASSOCIATION, INC.
ANNUAL OPINION QUESTIONNAIRE-JUNE 23, 1990

There are several problems that are submitted in the Suggestion Box regularly, which we have never been able to address to the satisfaction of the plaintiff, since we are obligated to serve each of you equally. For this reason, we are listing below several of these problems for your consideration, since it will involve additional money to pay for equal service to everyone. Please be assured that there will be NO DUES DECREASE, regardless how you answer, since the annual dues of \$300 barely meets our taxes, utilities and operating expenses. We would prefer to not have any dues increases.

When answering these questions, remember that there are some of you who have serious problems with these issues, while some have no problem there, but serious problems in other areas. Try to help one another with those problems that we, the Association, cannot handle within our present budget.

1. The following are some of the services/facilities we have been asked to provide. How much would you be willing to pay each year, in order to have them?

a. Additional electricity installations throughout grounds in order to increase amperage to each lot.

+++ +++ +-+ +-+ +-+
+++ None +++ \$25.00 +-+ \$50.00 +-+ \$75.00 +-+ \$100.00

b. All ditches to be adopted by the Association to relieve lot owners of responsibility?

+++ +++ +-+ +-+ +-+
+++ None +++ \$25.00 +-+ \$50.00 +-+ \$75.00 +-+ \$100.00

c. Guards on duty 24 hours, 7 days, year-round?

+++ +++ +-+ +-+ +-+
+++ None +++ \$25.00 +-+ \$50.00 +-+ \$75.00 +-+ \$100.00

d. Manager or Assistant Manager on duty 8 hours, 7 days, year-round?

+++ +++ +-+ +-+ +-+
+++ None +++ \$25.00 +-+ \$50.00 +-+ \$75.00 +-+ \$100.00

e. Paid janitor for full-time weekend Day Lodge duty?

+++ +++ +-+ +-+ +-+
+++ None +++ \$25.00 +-+ \$50.00 +-+ \$75.00 +-+ \$100.00

2. At the present time, the directors and manager are not bonded. In 1987, we had a \$250,000.00 bond on anyone authorized to handle money. At renewal time last year, the bonding company refused to renew without an audit by a Certified Public Accountant. We shopped and found that a total CPA audit, which they require, will cost an average of \$2000.00. Should we spend this money?

+++ +++ +-+
+++ Yes +++ No +-+ Suggest _____

WILDRIDGE ASSOCIATION, INC.
ANNUAL OPINION QUESTIONNAIRE-JUNE 23, 1990

3. There are numerous lot owners (members) who would like to purchase their own electricity from the local utility in order to be able to have whatever electrical appliances they choose. We have been investigating this possibility, and have found that it is a possibility. The only way it can be provided at Wildridge is if the membership agrees to permit access to Dubois County Electric Cooperative. These installations would be paid for by the lot owner, and would cost \$250.00 for the installation, \$20.00 membership, \$5.00 monthly minimum, and you would be responsible to read your own meter or pay an additional reader fee. The service, if allowed, would be subscribed to on an individual basis, for those who want it, with NO DECREASE OR INCREASE OF DUES. Since this would be an arrangement between the lot owner and the utility provider, the Association would have nothing to do with the matter. This would include the installation, payment and/or maintenance. We must, however, have the concurrence of the membership to allow the utility to provide the service on the property. If done; all of Wildridge Association covenants, rules, regulations, and safety procedure would still need to be adhered to, and there would still be NO ELECTRIC HEATERS OR OTHER APPLIANCES LEFT ON INSIDE CAMPERS EXCEPT WHEN OWNER IS AT CAMP.

a. Would you like to see this service made available for those who want it, by permitting access to the provider?

++

++

++ Yes

++ No

b. If R.E.C. has to run extra lines and poles to serve the area, would you be willing to give up a tree or two, that might be on your lot, to clear the wires?

++

++

++ Yes

++ No

4. We have a lot of trouble soliciting candidates for the director vacancies each year. Who would you like to see on the ballot next year?

1. _____

2. _____

3. _____

5. Should we have nominations from the floor, each year for the following year, to allow for a period to get to know the nominees?

++

++

++ Yes

++ No

Daug

WILDRIDGE ASSOCIATION, INC.
SUMMARY OF RESULTS OF OPINION SURVEY 90
AS OF TUESDAY, JUNE , 1990

As of the above date, there have been repsonses to Survey 90.

- NONE 1a. Value of additional electricity for all lots:
88.8% \$00=245 \$25=23 \$50=6 \$75=1 \$100=1 No ANS 0

- NONE 1b. Value of adoption of ditches by Association:
89.5% \$00=247 \$25=20 \$50=1 \$75=1 \$100=0 No ANS 7

- NONE 1c. Value of 24-hr, 7-day, year-round guards:
76.1% \$00=210 \$25=51 \$50=8 \$75=1 \$100=1 No Ans.=5

- NONE 1d. Value of Manager/Assistant on duty 56 hours weekly:
90.6% \$00=250 \$25=10 \$50=2 No Ans.=14

- NONE 1e. Value of week-end Day Lodge attendant:
92.4% \$00=255 \$25=15 \$50=1 No Ans.=5

- YES 2. Should we spend approximately \$2000 annually for bonding:
43.8% Yes=121 No=118 No Ans.=37

- No 3a. Should we permit privately-owned electric meters:
50.7% Yes=130 No=140 No Ans.=6

- No 3b. Would you give up some trees for installation of electric:
65.2% Yes=80 No=180 No Ans.=16

- 4. Who would you like to see on the directors' ballot 1991:
List of 35 nominees attached hereto.

- YES 5. Should we have nominations from floor each year:
73.2% Yes=202 No=51 No Ans.=23

- YES 6. Should we change open meeting date to near season end:
55.4% Yes=153 No=85 No Ans.=38

- AUGUST 7. What month is preferred for open meeting:
30.4% June=76 July=20 August=89 September=61 No ANS 35

- YES 8. Should we re-name the streets:
44.6% Yes 123 No 119 No Ans. 34

- QUARTERLY 9. Should we have "open-door" meetings, and how often:
32.6% No 26 Monthly 52 Quarterly 90 Semi-Annually 84 No ANS 24

- No 10. Should we permit cable TV installations:
59.1% Yes 99 No 163 No Ans. 14

- YES 11. Should members be given preference for job openings:
84.8% Yes 234 No 36 No Ans. 6

WILDRIDGE ASSOCIATION, INC.
NOMINATIONS SUBMITTED ON SURVEY 90 FOR 1991 ELECTION

1. Vallas Albins x
2. Ray Alderson x
3. Paul Amody x
4. Jim Arman xx
5. Bob Aydelott x
6. Karl Boehm xx
7. Ken Burge x
8. Eldon Carpenter x
9. Jerry Dalton xx
10. Dennis Davis x
11. Robert Davis x
12. Gary Dennis #704 x
13. Richard Dixon xx
14. Jim Despain xx
15. Ray Edlin x
16. Jess Elliott x
17. Charlie Gibbs xx
18. Carroll Gold x
19. Brad Hilgert #619 xxxx
20. Stanley Holsapple x
21. Bob Kirby x
22. Ray Leonard x
23. Jeanne Lichtenberg x
24. Larry Morris x
25. Jeff Padgett x
26. Mo Rache #185 x
27. Ken Reynolds x (From Open Meeting Floor), 2nd Bob Albers
28. Bill Riggs #379 x
29. Ray Rooze xx
30. John Sendelweck x
31. Unity Rowe Singleton x
32. Billy Snow xx
33. Priscilla Stephens x
34. Dan Stevenson x
35. Bill Stottman x
36. Joe Thomas x
37. Tommy Thompson x
38. Sharon Waller #580 x
39. Bill Wright x

x = nomination

xx= one x for each nomination

large tracts. **Inc., Marengo. 365-2114. 6-15**

5 WOODED acres with st
ranch home, full basement
3,200 sq. ft. living, 2
baths, 3-4 BRs, game
room, white place
n, 2 1/2 car garage
ding. Will sell on contract
\$75,000. Pho. 365-2211. 6-

MARENGO — elaborate 3 BR
2 1/2 bath, brick ranch home
w/full basement, 5 appliances
Jacuzzi hot tub, large rear deck
new carpeting & floor covering
attached carport & storage, 3
acre. Reduced! Contract
\$56,900 Homes & Farms Inc.
Marengo. 365-2114. 6-22

FOR sale: 2 BR brick basement
home on 2 acres, good location,
close to town, school and out of
flood district, 3/4 mile off 64 on
blacktop road, Marengo, IN 365-
2217. 6-29

—SERVICES—

NASH Appliance Service,
refrigeration and heating,
washer, dryers, major household
appliances. 338-2735. 6-

BASEMENT wall cracked,
bowed or bulging? We can
straighten the wall quickly,
simply & inexpensively with
Grip-Tite wall anchors. For in-
formation, call 1-800-628-9349.
(ican) 6-29

CERTIFIED Locksmith, Keys
made, locks repaired. Emer-
gency openings. Floyd O. Bell,
Rt. 1, Bdx 94, Marengo, IN
47140. Pho. 812-365-2712. 6-29

—WANTED—

TIMBER and timberland, all
species, top prices paid. Pho.
812-865-3815, Jack Basinger,
Orleans, IN. 6-

INFORMATION regarding
Jackson Goleman born in 1818
and his son Hamilton born in
Crawford Co., Indiana 1868.
Please contact D.L. Goleman,
2261 Pinebrook Rd., Columbus,
Ohio 43220. 6-29

—LEGALS—

LEGAL NOTICE
Federal IV-B funds are available for
the provision of Child Welfare services in
Crawford, Dubois, Gibson, Harrison,
Orange, Perry, Pike, Posey, Spencer,
Vanderburgh and Warrick Counties. Ser-
vices may be Homemaker, Parent Aide,
Special Needs Adaption, Foster Parent
Recruitment and Training, Transparen-
tation, etc. Providers or applicants must
conform to Title IV of Civil Rights Act of
1964. Interested parties call 812-421-5431
for applications by 8/15/90.

1. Seger Poultry & Egg Corporation
a. \$32,368 per year payable in 12
monthly installments; plus
b. \$2.25 per 1,000 gallons of sewage
treated per month, plus a surcharge per
month as set forth in 3.(a) shall not be
payable.
2. Wildridga Recreational Vehicle
Resort
a. \$6.50 per month per lot leased, but
not less than 300 lots per year of \$23,400
per year; plus
b. \$2.25 per 1,000 gallons of sewage
treated per month.
3. Woodland Hills Subdivision
(Gramelspacher Farms, Inc.)
a. Monthly availability charge of
\$29.82 per platd lot.
b. In the event a lot is sold, then pay-
ment of \$4,000, and after such payment
the amount set forth in 3.(a) shall not be
payable.
c. After a dwelling is constructed on
the lot and connected to the system, the
base monthly charge and the flow charge
shall become the same as charged to
other residential customers at the District
as set out in Section 1 of this ordinance.

Section 3. The quantity of water dis-
charged into the sanitary sewerage sys-
tem and obtained from source other
than the utility that serves the District
shall be determined by the District in
such manner as the District shall rea-
sonably elect, and the sewage service
shall be billed at the above appropriate
rates; further, as is hereinafter provided
in this Section, the District may make
proper allowances in determining the
sewage bill for quantities of water shown
on the records to be consumed, but
which are also shown to the satisfaction
of the District that such quantities do not
enter the sanitary sewerage system.
(a) In the event a lot, parcel of real
estate or building discharging sanitary
sewage, industrial wastes, water or other
liquids into the District's sanitary
sewerage system, either directly or in-
directly, is not a user of water supplied
by the water utility serving the District,
and the water used thereon or therein is
not measured by a water meter not ac-
ceptable to the District, then the amount
of water used shall be otherwise
measured or determined by the District
in order to ascertain the rate or charge
provided in this ordinance the owner or
other interest party shall at his expense,
install and maintain meters, wires,
volumetric measuring devices or any ade-
quate and approved method of measure-
ment acceptable to the District for the
determination of sewage discharge.
(b) In the event a lot, parcel of real
estate or building discharging sanitary
sewage, industrial wastes, water or other
liquids into the District's sanitary
sewerage system, either directly or in-
directly, is a user of water supplied by the
water utility serving the District, and in
addition, is a user from another source
which is not measured by a water meter
or is measured by a meter not acceptable
to the District, then the amount of water
used shall be otherwise measured or
determined by the District in order to as-
certain the rates and charges, the owner
of other interested parties shall, at his ex-
pense, install and maintain meters, wires,
volumetric measuring devices or any ade-
quate and approved method of measure-
ment acceptable to the District for the
determination of sewage discharge.
(c) In the event two or more residen-
tial lots, parcels of real estate, or build-
ings discharging sanitary sewage, water
or other liquids into the District's sanitary
sewerage system, either directly or in-
directly, are users of water and the
quantity of water is measured by a single
water meter, then in each such case, for
billing purposes, the quantity of water
used shall be averaged for each user and
the collection system charge and the flow
rates and charges shall apply to each of
the number of residential lots, parcels of
real estate or buildings served through
the single water meter.
(d) In order that the single family
domestic and residential users of sewage
service shall not be penalized for sprin-
kling laws during the summer months of
June, July, August and September, the
billing for sewage service for residences

Section 4. The owner of any lot, parcel
of real estate of building connecting
to the sewer works shall, prior to being
permitted to make a connection, pay a
connection charge in the amount of Five
hundred dollars (\$500) for each connec-
tion. The Board of Trustees may find
such a connection charge to be rea-
sonable and equitable pro rata cost of
construction of a local or lateral sewer
adequate to serve the property so con-
necting, and the cost of providing a con-
nection to the sewer, excavation, backfill-
ing, pavement replacement and installa-
tion of a sewer line from the sewer to the
property line.
Provided, however, no connection
charge will be required of any customer
connecting to a local or lateral sewer
within 90 days of the date on which said
sewer was available for connection.
Section 5. Except for billings to multi-
pla users such as apartment houses,
mobile home courts and housekeeping
rooms, the rates and charges may be
billed to the tenant or tenants occupying
the properties served unless otherwise
requested in writing by the owners but
such billings shall in no way relieve the
owner from liability in the event payment
is not made as herein required. The
owners of the properties served which
are occupied by tenants shall have the
right to examine the collection records of
the District for the purpose of determin-
ing whether such rates and charges have
been paid by such tenants, provided that
such examinations shall be made at the
office at which said records are kept and
during the hours that such office is open
for business.
Section 7. The rates and charges as
herein set forth shall become effective,
immediately upon final passage of this or-
dinance.
Section 8. All ordinances and parts of
ordinances in conflict herewith are
hereby repealed.
At such hearing and prior to final
adoption of said ordinance all interested
parties may appear and be heard. Copies
of proposed Ordinance No. 1990-1 are on
file at the Putoka Lake Regional Water &
Sewer District office, Dubois, Indiana,
and are available for inspection by any in-
terested parties during regular business
hours.
Dated this 30th day of May, 1990.
MARY LOU SCHNELL
Secretary

Section 9. The State of Indiana to the above
persons named as Defendants and any other
person who may be concerned.
You are notified that you have been
sued in the Court above named by the
persons named as Plaintiff. The nature of
the suit is a mortgage foreclosure con-
cerning the following real estate located
in Crawford County, Indiana, to-wit:
A part of the west half of the south-
west quarter of Sect. 7, Twp. 3 south,
Range 2 east, more perfectly described
as follows: commencing at an iron pin at
the southwest corner of a 19 acre tract,
said pin located at a point 627 ft. south of
the northwest corner of the northwest
quarter of Sect. 18, Twp. 3 south, Range 2
east, thence turning due north from said
point on the west section line of Sect. 16
and continuing to a point on the west sec-
tion line of Section 17, 1,767.76 ft. to the
true point of beginning, thence north on
said continuing west line along the east
edge of St. Rd. 66, 200 ft. to a steel pin,
thence south 89° 28' 11" east 523.03 ft. to
a steel pin, thence south 0° 31' 49" west
200 ft. to a steel pin, thence north 89° 28'
11" west 522.11 ft. to the true point of be-
ginning, containing 2.40 acres, more or
less. Subject to any road easements for

Section 10. The owner reserves the right to accept
or reject any bids or waive any in-
formality or errors in bidding for a period
of sixty (60) days from bid date.
Bids shall be executed on the Indiana
State Board of Accounts Form #96, with
Non-Collusion Affidavit accompanied by
a satisfactory bid bond or certified check
made payable to Crawford County Com-
munity School Corporation for not less
than five percent (5%) of the total bid
price, a financial statement on Form 98,
statement of experience, a proposed plan
or plans for performing the work, and the
equipment available for the work. Bids
should be delivered in a sealed envelope
showing the bidder's name, address, and
contract (s) he is bidding.
Should bidder withdraw his bid within
sixty (60) days after bid date without writ-
ten consent of the Owner, or fail to ex-
ecute a satisfactory contract including
performance and material bond within
that time, the Owner may declare the bid
deposit forfeited as liquidated damages.
Contractor receiving award shall fur-
nish an approved Performance Bond,
Labor and Material Payment Bond for
100% of the contract amount which shall
be in full force and effect for 12 months
from date of acceptance of the work.
Bond shall be furnished at time of written
notice to proceed with work.
Performance of the work shall be in
accordance with the specifications avail-
able from the Crawford County Com-
munity School Corporation Administra-
tion Building.

Section 11. Bids must be accompanied by a bid bond
or a certified check in an amount not less
than 5% of the base bid. The successful
bidder will be required to accept a lump
sum payment upon project completion in
lieu of a performance bond being required
for this limited scope project.
The owner reserves the right to reject any
and all bids and waive technicalities and
informalities.
Bids shall be submitted and addressed
to:
Mr. Bayward Cole
Superintendent
Crawford County Community School
Corporation
Highway 66
Marengo, IN 47140

NOTICE OF ADMINISTRATION
IN THE CRAWFORD CIRCUIT COURT
OF CRAWFORD COUNTY, INDIANA.
In the Matter of the Estate of
BEATRICE PAVEY FRAKES deceased.
Estate Docket No. 13C01-9005-ES-017.

Notice is hereby given that Emma
Jaen Atkins, Dana Lee Lynch and Betty
Lou Robbina were on the 29th day of
May, 1990, appointed Personal Represen-
tatives of the Estate of BEATRICE PAVEY
FRAKES, deceased.
All persons having claims against
said estate, whether or not new due,
must file the same in said Court within
five (5) months from the date of the first
publication of this notice or said claims
will be forever barred.
Dated at Paoli, Indiana, this 29th day
of May, 1990.
TERRY L. STROUD
Clerk, Crawford Circuit Court
Crawford County, Indiana
LUCKETT, BURGHER & LOPP
Attorneys
P.O. Box 115, 105 E. Fifth Street
English, Indiana 47118
Pho. 812-338-2700

NOTICE TO BIDDERS
Notice is hereby given that sealed
bids for roofing at the English
Elementary School will be received at the
School Administration Office Building,
Rt. 1, Marengo, Indiana, until 3 p.m. EDT
on Monday, July 9, 1990, and at the Craw-
ford County Jr.-Sr. High School Media
Center, Rt. 1, Marengo, Indiana, until 3:30
p.m. EST on Monday, July 9, 1990. Im-
mediately thereafter, the bids will be
publicly opened and read aloud. Bids
received after 3:30 p.m. EST on this date
will be returned unopened.
Bids will be received on the following
listed contracts: Contract #1 — Roofing
English Elementary School, Approx.
21,909 sq. ft.

SERVICE OF SUMMONS BY PUBLICA-
TION
IN THE CIRCUIT COURT OF CRAW-
FORD COUNTY, STATE OF INDIANA.
CAUSE NO. 13C01-9005-CP-63.
FORT KNOX NATIONAL BANK OF
FORT KNOX, PLAINTIFF vs DANNY E.
BENHAM and PATTY BENHAM, and
UNITED STATES OF AMERICAN (IRS),
DEFENDANTS

The State of Indiana to the above per-
sons named as Defendants and any other
person who may be concerned.
You are notified that you have been
sued in the Court above named by the
persons named as Plaintiff. The nature of
the suit is a mortgage foreclosure con-
cerning the following real estate located
in Crawford County, Indiana, to-wit:
A part of the west half of the south-
west quarter of Sect. 7, Twp. 3 south,
Range 2 east, more perfectly described
as follows: commencing at an iron pin at
the southwest corner of a 19 acre tract,
said pin located at a point 627 ft. south of
the northwest corner of the northwest
quarter of Sect. 18, Twp. 3 south, Range 2
east, thence turning due north from said
point on the west section line of Sect. 16
and continuing to a point on the west sec-
tion line of Section 17, 1,767.76 ft. to the
true point of beginning, thence north on
said continuing west line along the east
edge of St. Rd. 66, 200 ft. to a steel pin,
thence south 89° 28' 11" east 523.03 ft. to
a steel pin, thence south 0° 31' 49" west
200 ft. to a steel pin, thence north 89° 28'
11" west 522.11 ft. to the true point of be-
ginning, containing 2.40 acres, more or
less. Subject to any road easements for

Section 12. Bids must be accompanied by a bid bond
or a certified check in an amount not less
than 5% of the base bid. The successful
bidder will be required to accept a lump
sum payment upon project completion in
lieu of a performance bond being required
for this limited scope project.
The owner reserves the right to reject any
and all bids and waive technicalities and
informalities.
Bids shall be submitted and addressed
to:
Mr. Bayward Cole
Superintendent
Crawford County Community School
Corporation
Highway 66
Marengo, IN 47140

NOTICE OF ADMINISTRATION
IN THE CRAWFORD CIRCUIT COURT
OF CRAWFORD COUNTY, INDIANA.
In the Matter of the Estate of
BEATRICE PAVEY FRAKES deceased.
Estate Docket No. 13C01-9005-ES-017.

Notice is hereby given that Emma
Jaen Atkins, Dana Lee Lynch and Betty
Lou Robbina were on the 29th day of
May, 1990, appointed Personal Represen-
tatives of the Estate of BEATRICE PAVEY
FRAKES, deceased.
All persons having claims against
said estate, whether or not new due,
must file the same in said Court within
five (5) months from the date of the first
publication of this notice or said claims
will be forever barred.
Dated at Paoli, Indiana, this 29th day
of May, 1990.
TERRY L. STROUD
Clerk, Crawford Circuit Court
Crawford County, Indiana
LUCKETT, BURGHER & LOPP
Attorneys
P.O. Box 115, 105 E. Fifth Street
English, Indiana 47118
Pho. 812-338-2700

NOTICE TO BIDDERS
Notice is hereby given that sealed
bids for roofing at the English
Elementary School will be received at the
School Administration Office Building,
Rt. 1, Marengo, Indiana, until 3 p.m. EDT
on Monday, July 9, 1990, and at the Craw-
ford County Jr.-Sr. High School Media
Center, Rt. 1, Marengo, Indiana, until 3:30
p.m. EST on Monday, July 9, 1990. Im-
mediately thereafter, the bids will be
publicly opened and read aloud. Bids
received after 3:30 p.m. EST on this date
will be returned unopened.
Bids will be received on the following
listed contracts: Contract #1 — Roofing
English Elementary School, Approx.
21,909 sq. ft.

SERVICE OF SUMMONS BY PUBLICA-
TION
IN THE CIRCUIT COURT OF CRAW-
FORD COUNTY, STATE OF INDIANA.
CAUSE NO. 13C01-9005-CP-63.
FORT KNOX NATIONAL BANK OF
FORT KNOX, PLAINTIFF vs DANNY E.
BENHAM and PATTY BENHAM, and
UNITED STATES OF AMERICAN (IRS),
DEFENDANTS

The State of Indiana to the above per-
sons named as Defendants and any other
person who may be concerned.
You are notified that you have been
sued in the Court above named by the
persons named as Plaintiff. The nature of
the suit is a mortgage foreclosure con-
cerning the following real estate located
in Crawford County, Indiana, to-wit:
A part of the west half of the south-
west quarter of Sect. 7, Twp. 3 south,
Range 2 east, more perfectly described
as follows: commencing at an iron pin at
the southwest corner of a 19 acre tract,
said pin located at a point 627 ft. south of
the northwest corner of the northwest
quarter of Sect. 18, Twp. 3 south, Range 2
east, thence turning due north from said
point on the west section line of Sect. 16
and continuing to a point on the west sec-
tion line of Section 17, 1,767.76 ft. to the
true point of beginning, thence north on
said continuing west line along the east
edge of St. Rd. 66, 200 ft. to a steel pin,
thence south 89° 28' 11" east 523.03 ft. to
a steel pin, thence south 0° 31' 49" west
200 ft. to a steel pin, thence north 89° 28'
11" west 522.11 ft. to the true point of be-
ginning, containing 2.40 acres, more or
less. Subject to any road easements for

Doug

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS' MEETING
SATURDAY, AUG. 18, 1990

The regular stated meeting of the Wildridge Association, Inc. Board of Directors was postponed from Saturday, Aug. 11, to Saturday, Aug. 18, due to the death of Betty Daum, wife of Director Harold Daum. This meeting was called to order by President Bill Schmelz at 10 a.m. in the Day Lodge with all directors and Jay Allen, Attorney, of Salem, Ind.

The president introduced Mr. Allen and requested permission to tape our discussion regarding the legal status of the Wildridge Board, its employees and its membership as they relate to each other and to the general public and governing bodies. Mr. Allen was most willing to have this discussion taped, and Ray Leonard was appointed to operate the recorder. This tape will be copied and transcribed at a later date for inclusion in the minutes from this meeting.

Some of the highlights to be addressed reasonably soon by the Board, include:

1. BY-LAWS control of the Board of directors.
 - a. We need to study by-laws to determine the correct procedure to change them, i.e. rewrite, revise or amend into a more understandable document which the Board must adhere to if their actions are to be legally binding.
 - b. By-laws must include statement regarding the confirming majority required to make restrictive covenants legally binding and enforceable.
2. RESTRICTIVE COVENANTS control the leaseholders and land operations
 - a. We need to study the restrictive covenants, line by line, and amend each of them as needed to conform to the standards of Wildridge Association, Inc. rather than to the standards of The Nashville Co. (Difficult and touchy due to differences).
 - b. Once amended, a printed copy of these covenants must be provided to the leaseholders for their signatures indicating their confirmation of the amendments.
 - c. Majority confirmation requirements need to be researched, included in the by-laws, and strictly and consistently enforced.
3. WATER/SEWER CO. problem needs further consideration, which Bill and Jay will research and report back to Board.
 - a. We have received no accounting for payments on loan and tap-in fees.
 - b. It would appear that the ownership of the sewer is in the hands of the Sewer Co. and not Wildridge, which would relieve Wildridge of maintenance responsibilities for the surge tanks, sewer lines, ground water infiltration, etc.
4. LIFEGUARDS at our pool are not required by Indiana State Law, but many insurance companies do demand guards, sometimes certified guards, depending on the company.
5. DIRECTORS LIABILITY should be covered by a "Directors' Liability" insurance policy. This is not to be confused with a Surety Bond, which is protection from financial misappropriation, but is a protection for each director from loss of personal assets in case of lawsuits. Jay will investigate this and report.
6. BINGO is allowed if used only for entertainment of members and private guests and/or a fund-raiser for a dedicated expense.
7. COUNTY DRAW can be used to oil or wet down roads, and we need to look into this.

8. TREE REMOVAL demands are legal if leaseholder is notified by certified mail with a follow-up designated final compliance date. (If non-compliance by leaseholder leaves tree removal up to the Association, be sure not to remove debris from property without giving leaseholder first option to use as firewood).
9. ABANDONED BUILDING RENOVATION OR REMOVAL demands are legal under same requirements as tree removal. (Suggest allowing 30 days on first notice, followed by second notice indicating final date to comply).
10. WILDRIDGE ROADWAYS are "private roads for public travel", which means that the corporation plans, builds and maintains the roads to provide access to individual lots for the public sector (the leaseholders, their guests and vendors, and potential buyers).
11. ATV/ULV regulations, and other roadway/travel regulations may be MORE RESTRICTIVE than State laws, but may NOT be LESS RESTRICTIVE. For this reason, it is suggested that we consider making our regulations to restrict operation of any motorized vehicle to licensed drivers only.
12. Jay stated that his regular fee for individual clients is \$90.00 per hour, but that his fee to governing bodies is \$60.00 per hour. He agreed that, if we choose to retain him as our legal counsel, his fee would be \$60.00 per hour and space to set up his motor home in lieu of travel time fees. His only stipulation would be that he would be permitted to attend our Board Meetings periodically, approximately every three months.

At 12:35 p.m., President Bill Schmelz thanked Jay and declared the meeting at ease to enjoy the donuts and coffee.

At 1:35 p.m. Doug was instructed to ask directors to return to continue the meeting. Clarence sent word that it would be at least 30 minutes before they could return, since they were hosting lunch for Jay and his wife. Since there was a quorum present (Bill, Ken, Ray and Rosie), we agreed to continue with the routine order of business pending the return of the others.

Move we accept minutes as submitted and reviewed, after entertaining motion to amend last month's motion regarding admission of visitors, as follows:

Amend July motion regarding admission of visitors to include, "one visit on verbal or written request from lot owner to the manager or guard on duty may be honored if notice received no more than two days prior to visit", in order to allow lot owners to allow friends to drop in when in the area, even though they have no pass.

MOTION: KEN; SECOND, RAY. CARRIED BY QUORUM

Bill stated that a building that we had declared abandoned had collapsed, and he had instructed Doug to send letters to lots #544 and #715 advising them of the need to renovate or remove buildings from their lots or accept liability for expense of Board's action in this regard.

At 2:25 p.m., Clarence and Ed returned, but Harold was absent for the remainder of the day.

MOTION: RAY; SECOND: CLARENCE. CARRIED UNANIMOUSLY

Move to retain Jay Allen, Atty., from Salem, In. as our contract attorney for his quoted fee of \$60.00 per hour with motor home space provided him in lieu of travel time charge.

MANAGER'S REPORT:

1. Doug reported that there were three owners who complained about the conduct of the life guards. He has, or will, take care of these.
2. The bad tree on lot #314 has been removed.
3. There is a force main leak on the sewer system which will cost an estimated \$500 to repair, would like to include it in Ed's sewer repair completion budget.
4. We are in need of two security people, starting today.

MOTION: ED; SECOND: CLARENCE: CARRIED UNANIMOUSLY

Move we have Ed take care of the purchase and installation of the 34 6-inch rings, the one 30-inch ring and supporting materials for these manholes and repair of the force main leak at lot #134.

MOTION: RAY; SECOND: ED. CARRIED UNANIMOUSLY

Move we eliminate the 24-hour security Monday thru Thursday for the remainder of the season schedule and to make the necessary scheduling adjustments to keep the present staff as intact as possible.

RAY'S SOCIAL COMMITTEE REPORT

Committee is meeting today, so just need to remind us that Sept. 2 is the "Nite at the Races". There is one shuffleboard not painted but supplies are on hand.

CLARENCE had nothing to report.

MISC ITEMS:

Bill reports that Ed K. doesn't want to pay the transfer fee for a lot he is purchasing. This is a result of a court decision regarding another lot he was dealing with, and he claims he did pay the transfer fee in this settlement. Ed is not, however, a member at this time and would, therefore, be required to pay the transfer fee. If there are no objections to this decision, then we will continue to insist on payment.--NO OBJECTIONS, ALL AGREED.

Bill reports that the IBM-PC, jr. computer is not adequate to handle the software needed without addition of a \$450 hard disk. Rosie has agreed to buy this computer for \$400 which was our purchase price.

MOTION: ED; SECOND: CLARENCE. CARRIED UNANIMOUSLY

Allow Rosie to purchase the IBM-PC, jr. for \$400 if she wants it, and if not, sell it for the same price to whoever does want it.

MOTION: CLARENCE; SECOND: ED. CARRIED UNANIMOUSLY

Move that, beginning with the next employees hired, we should not hire members of the manager's or directors' families.

NEXT MEETING AT 10 A.M. ON SEPT. 8, DUE TO HOLIDAY. Agenda items are as follows:

1. Problem of job descriptions for manager, security guards, life guards and maintenance man.
2. Block Captain Project
3. Adult Swim Schedules
4. Budget

Meeting adjourned at 3:40 p.m.

SUGGESTED BLOCK CAPTAIN JOB DESCRIPTION

- I. To serve as liaison between the campers in their block and the Board of Directors.
 - a. Carry messages, problems, questions, suggestions, etc. to Board meetings. These items must be in written form (to allow them to be passed around for each director to study prior to response), but need not be signed as long as the Block Captain will assume responsibility for its delivery and response. Block Captain is expected to have read and understand these messages in order to be sure they are legible for the directors and in order to be able to intelligently and accurately relate (and argue) the point when necessary.
 - b. Intelligently and accurately relate the Board's reaction and response to the above.
 - c. Carry messages of immediate importance from Board meetings to campers in their block.
 - d. Attend, as an observer, any regularly stated meeting of the Board of Directors.
 - e. Submit items requiring immediate response to Board President or Secretary for inclusion in agenda (two weeks prior to stated meeting [normally the first Saturday of each month]).
 - f. Serve as spokesman for their block during "Block Captains' Reports" limited time on Board meeting agenda.
 - g. Receive, by mail, a copy of the tentative agenda at least one day prior to the Board meeting.
 - h. Receive, on request at the office, a copy of the minutes of the last prior Board meeting (to be kept in confidence except those portions that apply to this particular Captain's block).
- II. To serve as agent for communication, when necessary, between manager and/or staff and camper in their block.
- III. To serve as recruiter for volunteers, directors and additional and/or replacement Block Captains.

It must be completely understood that, since this Board has numerous topics requiring attention at the regular meetings, all business is conducted under the procedures defined in "Roberts' Rules of Order" to the best of our ability.

Except during the specific "Block Captains' Reports" item on the agenda, these volunteers will not be recognized by the floor, and any interruption of discussions, debates or questions will be out of order and the individual interrupting will be asked to leave the meeting and expected to cooperate.

POOL

Daily Rules

1. Take water test (check water test sheet)
Take test two times per shift. once at begining of shift and at end.
2. Vacuum the pool a must every day.
A. Set all skimmer baskets out, (empty bugs over fence) than close all skimmer valves all the way shut except one the ho se will be hooked too.
B. Go in the pump room and turn bottom drain valve to off.
C. Put vacuum together, set it in the water (it is important to put vacuum in the water before you conect your hose to skimmer valve, also to leave it in the water when you are finnishd until you disconect your hose-this prevents any air bubbles getting into the lines.)
Put the hose in the water jet by kiddie pool steps to fill with water (hold it there until you see the bubbles stop by the vacuum IT IS VERY IMPORTANT TO DO THIS OR YOU WILL LOOSE THE PRIME ON THE PUMP! put your hand over the hose so the water will not come out, then conect the hose in the skimmer valve.
D. Take your brush and brush the sides of the pool good, then vacuum.
E. After you are done, turn bottom drain back on (counter-clockwise)
F. Turn off the pump (RED is off, Green is on) VERY IMPORTANT DO NOT MOVE THE LEVER WHILE PUMP IS ON! turn levers to backwash turn pump on for 3min. turn pump off turn levers to rinse turn pump on 2min. turn pump off move levers to filter turn pump on.
3. put away the vacuum.
A. put in the chlorine and algacide 16oz algacide and 16oz chlorine if test read 1,5 and more if less than 1,5
B. put baskets in the skimmer after you have open the skimmer valves back up.
C. If the tablets are the size of a half a dollar put a new one in the baskets.
D. Put the rope in the kiddie pool.
E. Empty tash cans, put bagged trash in can outside the bath house
F. Clean restrooms be sure they have paper. Try to check your restrooms though out the day (when you have people out of pool for 10 min.) just to stay on top of them.
4. YOU CAN NOT BE IN THE WATER WHILE THE POOL IS OPEN.
About every hour call a 10 min. break have all swimmers get out of the pool area than check your restroom's and take your self a a swim or buy your self a drink start the break after you have the last person out of the pool area, This will have the swimmers helping you to close the pool. After 10min. let the swimmers back in the pool area.
A. NO BEER OR ALC. BEVERAGE IN THE POOL AREA. NO GLASS IN THE POOL AREA
B. NO DIVING OR ROUGH PLAYING NO RUNNING AND JUMPING IN POOL
C.. BE NICE AND POLITE, BUT BE STRICT YOU ARE IN COMMAND..
D. Keep radio's low your's and the swimmers.
5. Walk your pool when you have everyone out.
A. Keep your skimmer baskets empty of bugs though out the day.
B. Skim bugs off the top of the pool through out the day.
6. WATCH FOR STORMS AND GET EVERYONE OUT OF POOL. CLOSE POOL WHEN RAINNING AND CLEAN YOUR RESTROOMS.
7. IF YOU SHOULD HAVE AN ACCIDENT, YOU KNOW WHAT TO DO, IF YOU NEED AN AMBULANCE, TAKE QUARTER FROM CARD CALL 1-800-742-7475 THEN LET SECURITY KNOW WHAT HAS HAPPENED AS SOON AS POSSIBLE.
*
8. Keep good records on checking out equpt. and checking in of it.

POOL

9. KEEP THE PUMP ROOM LOCKED AND THE GUARD ROOM LOCKED
NO ONE THAT DOES NOT WORK HERE IS TO BE LET IN THE ROOMS.
YOU ARE RESPONSIBLE FOR IT..
10. AT closing time take the kiddie rope down, Empty bugs out of the skimmer baskets, Skim your pool, Bag your trash and put it in the can outside the restrooms, Clean the restrooms and check the paper.
11. Deadlock the pool doors and pump room door and guard room door.
and put pad lock on the pool gate.
12. Clean out the foot baths and fill with pool water.
13. pump is on all the time.
14. Turn in the keys at the guard house, sign out and thank you for working hard today

Douglas Boone
Manager Wildridge

Doug

WILDRIDGE ASSN. INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 1990 10:00 AM
AGENDA

- | | |
|--------------|--|
| R. MINYARD | 1. READING OF THE MINUTES
REVIEW SUGGESTIONS |
| K. BURGE | 2. FINANCIAL REPORT
SMALL CLAIMS COURT STATUS |
| C. SWITZER | 3. SECURITY AND PERSONNEL REPORT |
| D. BOONE | 4. MANAGERS REPORT |
| R. LEONARD | 5. SOCIAL COMMITTEE REPORT |
| E. SINGLETON | 6. MAINTENANCE REPORT
SEWER UPGRADE STATUS |
| K. BURGE | 7. 1991 BUDGET |
| B. SCHMELZ | 8. GATE GUEST CARDS |
| OPEN | 9. BLOCK CAPTAIN DISCUSSION |
| OPEN | 10. ELECTRICITY DISCUSSION |
| OPEN | 11. MISC. ITEMS |

Robert R. Aylsworth

Attorney and Counselor at Law

316 South Second Street, P.O. Box 461

Boonville, Indiana 47601

(812) 897-5400

23 August 1990

CERTIFIED MAIL RECEIPT NO. P 532 909 685

The Wildridge Association
Rural Route 1
Birdseye, IN 47513

ATTENTION: Doug Boone

RE: Thomas E. and Janice E. Snodgrass - Lot 503

Dear Mr. Boone:

I represent Mr. and Mrs. Thomas E. Snodgrass, the lessees of Lot 503 in Wildridge RV Resort. I am aware that my clients spoke with agents of the Wildridge Association during 1989 regarding the continual and substantial drainage problems affecting their lot and their use and maintenance of the same and that thereafter some limited attempts were made by the association to satisfy their complaints. As I am sure you are aware, the drainage problems have continued into 1989 and have become even more significant and have substantially deprived Mr. and Mrs. Snodgrass of the use and enjoyment of the property.

This letter is to advise you that unless the association takes meaningful action to correct the serious drainage problems affecting my clients' Lot 503 in your Wildridge RV Resort within thirty (30) days from the date of this letter that my clients intend to pursue action against the association, including but not limited to seeking the recovery of the value of the lease from the association.

Respectfully,

Robert R. Aylsworth

Robert R. Aylsworth
Attorney at Law

RRA/mck

cc: Mr. & Mrs. Thomas E. Snodgrass

*Re: Letter from
Snodgrass 7-2-90*

*Copy sent to Jay
Allen*

BOARD MEETING SEPT. 8, 1990

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SATURDAY, SEPT. 8, 1990

The regular stated meeting of Wildridge Association, Inc. Board of Directors was held in the Day Lodge on Saturday, Sept. 8, 1990. Directors present were Bill Schmelz, President; Clarence Switzer, Vice President; Rosie Minyard, Secretary; Ken Burge, Treasurer; Ed Singleton, Maintenance Director, and Ray Leonard, Recreational Director. Harold Daum was absent due to the sudden illness of his brother.

President Bill Schmelz called the meeting to order at 10:04 a.m. A MOTION: CLARENCE;--SECOND, ED to dispense with reading of minutes and accept as reviewed. CARRIED UNANIMOUSLY.

SECRETARY'S REPORTS: Rosie Minyard

Responses to suggestions were discussed and all had been either taken care of, refused action and so reported to author or are in process at this time, as follows:

1. Bill and Ed will discuss equipment suggestions with Karl Boehm.
2. Bill has responded to Mr. & Mrs. Sendelwick, regarding road at Lot #555.
3. Thank you received from Allen & Wanda Buzard #672 was appreciated
4. Darrell Forbes' letter was distributed for the consideration of the various suggestions by the proper director involved.
5. Pool questions and suggestions were taken under advisement due to the pool closing and the need for further info from the insurance and our legal counsel. This was tabled until pool opening plans are on agenda (probably February/March).
6. Ken will respond to questions/suggestions regarding taxes, especially Personal Property Taxes.
7. We were pleased to receive Brad Hilgert's ACCEPTANCE OF NOMINATION.

TREASURER'S REPORTS: Ken Burge

Ken went over the financial report and tabled the budget until later in the meeting. There are still 25 members who owe 100% of their indebtedness to us.

He stated that Andy has a semi load of 8' chain link fence which we can probably buy at a good price. He and Bill will check this out for possible price and report back.

There were 10 members sued last week for 1990 dues, etc. Each of the ten have been sued before.

PERSONELL/SECURITY REPORT: Clarence Switzer

Security is having problems on applications screening, and would like us to set a policy regarding prior convictions and drivers' licenses.

BOARD MEETING SEPT. 8, 1990

MOTION: ROSIE--SECOND, CLARENCE: Move we require, effective today (Sept. 8, 1990), that each employee hired shall have no prior convictions and each employee, other than life guards, have a valid driver's license as conditions of employment. CARRIED UNAN

MANAGER'S REPORT: Doug Boone

1. The building on #715 is being remodeled.
2. We approved a tarp for temporary use on #44.
3. We need 2 new guards.
4. Andy has resigned, but will work as extra whenever possible if needed.
5. The leak on #135 was found to be a water main leak and has been repaired.
6. Equipment needed for maintenance includes:
 - a. Gas-powered 5-HP/2-inch suction trash pump which will cost approximately \$600.
 - b. Large pipe wrenches
 - c. Pipe cutter/threader
7. We need new rules established for the Pool and ULV's before next season.

RESPONSES TO MANAGER:

- Item 4: MOTION: CLARENCE--SECOND, KEN: Offer Andy unpaid leave time as of Sept. 3, 1990 rather than resignation so as to grant him time accumulation for vacation purposes and keep him available for an extra for call-in work. CARRIED UNAN
- Item 6: It was agreed that if, and when, we can afford the needed equipment, the trash pump should be no less than 10-HP/4-inch suction. These purchases will be taken under advisement.
- Item 7: Bill asked that each director submit to Doug, as soon as possible, a list of suggested rules for pool and rules for ULV's.

RECREATIONAL REPORT: Ray Leonard

The "Night At The Races" was very successful and loads of fun, as usual, with \$662.70 income. The Auction brought in \$352.00.

The Social Committee would like permission to purchase and install drop tarps for the sides of the Shelter House, and that we establish some rules requiring campers reserving the Shelter House to clean it up and repair damages.

MOTION: CLARENCE--SECOND, KEN: Approve Social Committee's request to purchase and hang drop tarps on the sides of the Shelter House. CARRIED UNAN

MOTION: ROSIE--SECOND, RAY: Move that, beginning with the 1991 season, anyone reserving the Shelter House be required to make a deposit of \$25.00 to be refunded after clean-up and damages, if any, are completed. CARRIED UNAN

Several requests for additional lighting in recreation area will be researched.

BOARD MEETING SEPT. 8, 1990

MAINTENANCE REPORTS: Ed Singleton

1. Sewer work can't be complete until Eli finishes his work.
2. Need answer from Jay Allen on sub-sewer work.
3. Ken hasn't received a credit slip from Dubois Co. Concrete.
4. Ditch at #619 needs to be done well, if we do it, or it will just move the problem down the road to the next lots. For this reason, the rip-rap has not been ordered. We need to cage the rip-rap if we use it, otherwise, we need to use concrete. Doug and Ed will obtain cost estimates and report at October meeting.

BUDGET REPORT: Ken Burge

Ken asked that we discuss his budget proposal that was submitted at the August meeting and make motions accordingly.

MOTION: RAY--SECOND, ED: Move that we allocate 50% of game income to the Social Committee and retain the balance for maintenance of the Recreation Area and the Day Lodge. CARRIED UNAN

MOTION: RAY--SECOND, CLARENCE: Move that we accept the proposed budget as submitted, including the dues increase of \$50.00 per year. CARRIED UNAN

MISCELLANEOUS ITEMS:

MOTION: ED--SECOND, ROSIE: Move that we change the color of the guest cards each year. CARRIED UNAN

Bill asked that we refine the job description for Block Captains for the October meeting.

There are several pros and cons regarding the electricity question and Bill will have Mr. Ruhe look at it and advise us.

Water shut-off will begin on Nov. 5, unless a deep freeze makes it necessary to begin sooner.

Electricity will be shut off on Dec. 3.

1991 Season will open on March 15 and Pool will open for Memorial Day Weekend.

Next meeting will be held on Sunday, Oct. 7, at 10 a.m., since it will be Ray's last meeting this year, and he will be out of the state on Oct. 6.

Adjourned at 2:25 p.m.

Rosie Minyard, Secy

NEEDS FOR POOL

1. Umbrella
2. Rubber Ring with rope attached to throw in pool for Life Saving
3. Rope for baby pool. Present one is stretched so tight that it can not be unhooked
4. Six skimmer baskets. Only one is good
5. Hand wire skimmer to get in pool with and get out bugs that are in middle of the pool.
6. Broom with nylon bristles to sweep the rest rooms.
7. Dust pan

Copy to Doug Boone

Copy to Board of Directors

9/8/90

Joyce Roze

DETAILS THAT NEED TO BE EMPHAZIED TO LIFE GUARDS

1. Don't put extra rolls of toilet tissue on top of holder. The kids just stuff it in comode
2. Skimmer baskets should be emptied every night. They are very seldom emptied and cleaned.
3. Clean rest rooms - DETAIL - Sweep bath rooms, hall ways, benches etc. Use mop or squeezie as need be to get up excess water. Sinks washed every night. Toilet bowls brushed and santarized and paper towel dried. Showers brushed with degreaser and hosed down. Clean foot tubs. Clean mirrors. Be sure no bars of soap are left in dhower.
4. Enforce "no one sitting or standing around life guard whil they are on duty.
5. Items found in rest rooms or showers should be put in supply room for owner to pick up.

POST AGE THAT CHILDREN CAN BE AT POOL WITHOUT A PARENT. SHOULD BE AT LEAST 12 years of age.

ALSO POST A COUPLE MORE "NO ALCOHOL PERMITTED INSIDE FENCE" SIGNS.

Joyce Rooze

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

BOARD OF DIRECTORS MEETING

OCTOBER 20, 1990 10:00 A.M.

AGENDA

- | | |
|------------------|--|
| Rosie Minyard | 1. Reading of Minutes
Suggestion review |
| Ken Burge | 2. Financial Report
Small Claims Court |
| Clarence Switzer | 3. Security & Personnel |
| Ed Singleton | 4. Maintenance Report
Sewer Upgrade Status
Ditch Project |
| Doug Boone | 5. Managers Report |
| | 6. Winter Schedule |
| | 7. Wages |
| | 8. Guest Passes |
| | 9. Trash Contracts |
| | 10. Electricity |
| | 11. Pool Table |
| | 12. Miscellaneous |

Page 2
WILDRIDGE ASSOCIATION, INC.
MINUTES FROM BOARD OF DIRECTORS' MEETING
SATURDAY, OCTOBER 20, 1990

Regular stated meeting of the Wilddridge Association, Inc., Board of Directors was called to order by President Bill Schmelz at 10:15 a.m. in the Day Lodge on Saturday, Oct. 20, 1990. Other directors present were Clarence Switzer, Rosie Minyard, Ken Burge, Harold Daum, and Ed Singleton. Ray Leonard had already gone to Florida for the winter.

MOTION-CLARENCE, SECOND-ED:

Dispense with reading of minutes and accept as submitted. UNAN.

SECURITY REPORT:

Clarence has arranged with Doug to have camper doors checked during rounds, which will be made at staggered intervals without schedules.

MAINTENANCE REPORT:

Ed reports that materials have been purchased and work is in progress on ditch project and the sewer upgrade materials have been purchased and work is being held up waiting for completion of ditch project. (The cost estimates are attached, having been previously accepted by telephone vote of directors).

MOTION-CLARENCE, SECOND-KEN:

We need to purchase a portable cement mixer which Unity Singleton has for sale for \$35.00. CARRIED (4 yes, Ed abstained due to relationship)

MANAGER REPORT:

Would like to begin winter schedule on Nov. 3, with the office closed Saturday and Sunday Nov. 3 & 4.

(Directors do not approve this date, and winter schedule will begin on Nov. 12. Water shut-off to begin on Nov. 5 and Doug will take his two days off when water shut-off is completed.)

Doug asked that we revise the pay-raise schedule to allow employees with seniority to realize more increase than new employees (copy of recommendation submitted and attached).

MOTION-CLARENCE, SECOND-ROSIE

Accept Doug's pay raise "Plan B" as recommended. UNAN (attached).

Doug would like for a director to respond to the pool complaints from Lot #261, since he has already responded verbally to this member, and they want the Board to write pool and lifeguard rules.

Since we are in process of writing new rules for publication to the membership, Bill agreed that we will take care of this.

Doug would like us to inform him as to what section we will fence in 1991 so he can begin to obtain permits.

MOTION-CLARENCE, SECOND-KEN

Suggest that the 1991 fence project begin at the Southeast end of present fence and proceed to Lot #261. UNAN

MOTION-ROSIE, SECOND-ED

Gates should not be permitted unless the request for the gate is submitted for building permit, when we will allow only proper installation of gates that match the fence and that they be installed at the expense of the lot owner (or owners, if cooperative use agreed upon). UNAN

We agreed that, prior to the beginning the fence project, there will be notices sent to the membership regarding the fence location and gate provisions. We will allow no more than one gate every 3 lots, and it is estimated that each gate will cost \$100 including gate, 2 corner posts and 2 brace rods.

Bill submitted a suggested guest pass pattern for next year, to be printed on gray paper with raised red lettering. He was quoted a price estimate of \$35.00 per 1000. We were each asked to shop around for price so we will have them available in time for mailing before next season opens.

MOTION-KEN, SECOND-CLARENCE

Accept the guest pass as submitted and purchase a minimum of 2000, or 3000 if price is declining with volume; and send 2 passes with each newsletter or notice just prior to season opening. UNAN

Trash contract discussion tabled for further response from Rumpke's.

REC has been contacted and Bill is awaiting a response to his questions regarding the possible need to remove present electric facilities on lots requesting private electric, which would necessitate obtaining a lease waiver signed. This topic tabled to await response from Attorney Jay Allen.

Rosie made motion that we keep the pool table, even though it does present some problems sometimes. DIED FOR LACK OF SECOND.

Rosie explained that the plates from the Day Lodge Appreciation Placque have been engraved in such a way that each director would have a new plate engraved each year, and the officers would have two each year. This seemed to her to be very redundant and extravagant. It was suggested that we try to get the director's name in the type that was first used and the title and dates in smaller type, with just one plate per director.

MOTION-KEN, SECOND-CLARENCE

Confine the plates to one per director and include dates only for the director term if only one line will fit under name. UNAN

Ed presented a typewritten request from the Adult Swim Committee (copy attached).

MOTION-CLARENCE, SECOND-ED

Provide for and ADULT SWIM NIGHT with these conditions: The Pool will be reserved for adults (18 and older) only on ALTERNATE Saturday nights between 7 p.m. and 10 p.m. with LIFE GUARDS TO BE PROVIDED BY SWIM COMMITTEE. Clarence, Ed and Harold voted FOR; Ken and Rosie OPPOSED. MOTION AMENDED TO INCLUDE TERM "QUALIFIED GUARD" AND ROSIE CHANGED VOTE.

Next meeting will be Saturday, Nov 3 at 10 a.m. Crawford County (fast) Time.

Meeting adjourned at 1 p.m.

Respectfully submitted,

Rosie Minyard

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSN. INC. BOARD OF DIRECTORS MEETING

DECEMBER 1, 1990 10:00 (Wildridge time)

AGENDA

- | | |
|------------|---|
| R. Minyard | 1. Reading of the Minutes |
| K. Burge | 2. Financial Report
Small Claims Court |
| C. Switzer | 3 Security Report |
| D. Boone | 4. Managers Report |
| | 5. Trash Contract for 1991 |
| | 6. Individual Electric Meters |
| | 7. Attorney |
| | 8. Misc. Items |

WILDRIDGE ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
SATURDAY, DECEMBER 1, 1990

The regular stated meeting of Wildridge Association, Inc. Board of Directors was held in the Day Lodge on Saturday, Dec. 1, 1990. Those present when President Bill Schmelz called the meeting to order at 10:04 a.m., were Harold Daum, Ken Burge, Rosie Minyard and the manager, Doug Boone. Ray Leonard and Ed Singleton have gone to Florida for the winter and Clarence Switzer had to work.

MOTION-KEN BURGE, SECOND-HAROLD DAUM: Dispense with the reading of the minutes and accept them as submitted. UNAN

KEN BURGE FINANCIAL REPORT:

1. Sewer bill still up by \$1000 to \$1500, due to infiltration. Doug still working on this, but hopes to locate leaks when snow falls.
2. Not enough money for employee bonuses this year, but vacation checks have been written.
3. Small claims court is delayed until Dec. 14 due to trial in progress. Bill will go this time, since Ken will be in Florida for a week at that time.

DOUG BOONE MANAGER'S REPORT:

1. We are tracking the sewer flow and have shut off 2 lift stations when we cut off water on Nov. 7. Still have leak in main line but can't locate four of the sectional shut-offs.
 2. Knocking on each individual lot has to be limited due to time required for this. Board agreed that guards must knock on some doors on each round, but not always the same lots.
 3. Still need gas-powered pump with suction hose as soon as we can afford it.
- 3 ANS: This was presented at the Sept., 1990, meeting, so Doug was instructed to obtain price estimates to present at full board meeting, which will probably not be before April when Ray returns.
4. Also need galvanized pipe threader and cutter.
 5. Truck needs about \$200 work.
 6. Tree service (Sullivan Bros.) did good job and cleaned up their mess.

TRASH CONTRACT FOR 1991:

Trash collector (Rumpke) will charge \$2.00 per minute to pick up and clean up ground drops at dumpsters.

MOTION-ROSIE, SECOND-KEN: Submit proposed contract to be effective Jan. 1, 1991 for Rumpke signature to be returned, signed, before Dec. 15 in order for acceptance by both parties. Doug will make copy of contract and send to secretary to become a part of these minutes.

ATTORNEY:

Bill said he has been unable to discuss any of our questions with our attorney, Jay Allen, and has submitted a letter requesting response by Nov. 15 if Mr. Allen wishes to continue our agreement. There has been no response as of today (Dec. 1).

MOTION-ROSIE, SECOND-KEN:

Suggest we release Jay D. Allen from legal representation of Wildridge Association, Inc., and contact Mr. Lopp in English regarding the possibility of his being our legal counsel. UNAN

INDIVIDUAL ELECTRIC METERS:

MOTION-KEN BURGE, SECOND-ROSIE MINYARD: Authorize Board President to prepare, or have prepared, a contract allowing Rural Electric Company to contract with individual lot owners for installation of private meters with the following stipulations:

1. Basic conditions as stated in the original letter from REC dated April 6, 1990, will be the documentation for basic details.
2. Lot owner will permit Wildridge to cover, or otherwise disable their electrical service to lot prior to installation of private meter, and is required to sign a "Waiver of Rights to Wildridge Electrical Service", which must be approved by a representative of Wildridge Association, Inc., with copy provided to REC. Prior to meter installation, this waiver must be recorded in Crawford County Courthouse with the lease agreement for lot involved.
3. Any expenses incurred in regard to these transactions, clerical or legal, are the liability of the lot owner.
4. Any damage to utility lines (as referred to in Item #6 of original REC letter) is the responsibility of the lot owner.
5. Wildridge Association assumes no liability of any type, whether included herein or not, and takes no responsibility for upkeep, maintenance or repair resulting from these private electric meter installations.

Once this proposed contract and waiver are prepared, a copy of each will be submitted to each director for approval or change requests. Final waiver approval vote will be taken at the January, 1991, meeting or by personal (or telephone) contact with each director.

CARRIED: VOTING FOR--KEN BURGE, ROSIE MINYARD; OPPOSED--HAROLD DAUM.

MISC:

Bill, Ken and Rosie have been getting questions and complaints about the Adult Swim Night being on Saturday night, and some letters were received in this regard.

MOTION-KEN BURGE, SECOND-ROSIE MINYARD: Move to rescind, in its entirety, the vote on motion of October 20, 1990, regarding the Adult Swim Night, and to present this question to the membership with April 15, 1991, final date for response to be counted. UNAN.

This brought up the problem of publishing the Board Meeting Minutes, or providing the membership with copies.

MOTION-KEN BURGE, SECOND-ROSIE MINYARD: Suggest we purchase a plexiglass case, 20" x 24", large enough to hold four pages for display of minutes in Day Lodge. UNAN.

Rosie suggested that questions such as those last two could have been taken care of by the Block Captains, had we begun the program. We agreed that we must get that program implemented before camp opens next season, and we probably will need to appoint the first group from the nominations received. It was suggested that the Block Captains might have their own meeting the week before the Board Meeting, and Doug could conduct the meeting and serve as their liaison with the Board. Directors are to submit their suggestions in this regard, and we will discuss further at next meeting.

Next meeting January 5 unless otherwise notified.

Adjourned 1:10 PM

*Rosie Minyard,
Secretary*