

Motions Passed  
1991

Purchase of Mud Pump	Mar 9
Approval of waiver for private electric	Mar 9
Purchase of lots 256 & 257 for dumpster placement	Mar 9
Set prices for sale of lots 314,180,190 & 360	Mar 9
Replacement of guard uniform shirts	April 6
Purchase of fence & gates	April 6
Repair ditch on N side of lot 664	May 4
Amendments to By Laws	May 4
Purchase/repair signs	May 4
Increase employee pay	May 4
Have guards give copy of ULMV rules to all members entering gate with one	May 18
Payment to Social Committee for 50% of game income	May 18
Amended Pool Rules	May 18
Hire deputy sheriff when needed	June 1
Final cost for road resurfacing	June 1
Raise road shoulder at lot 664 & placement of reflectors at lot 619	June 1
Install security light on post on lot 702	June 1
Hire deputy to patrol June, 29 & July 4-5	June 23
Payment of \$55.00/night to deputy	June 23
Arrange for transport of light poles donated for recreation area	June 23

Grant employee raises as suggested by manager (already in budget)	July 13
Cutting of tall ground cover on lot 714	July 13
Dumpster space rental contract with Eli Snelling	July 13
Purchase of 6' chain link fence around maintenance area	July 13
Hire extra life guard for & extra dumpster for Labor Day weekend	July 13
Hire attorney for examination of our problems with sewer co.	July 13
Cook take back lots	Aug 3
Purchase of concrete culvert pipe	Aug 3
Disconnection of illegal electrical hook ups	Aug 3
Electric turned on for off-season campers	Sept 7
Winter Hours	Sept 7
Use legal means to secure Sewer Co. books & records pertaining to Wildridge.	Sept 7
Acquisition of lot 630	Sept 7
Pursue legal action for collection of dues for lot 630	Sept 7
Purchase of vehicle	Sept 7
Not accept offer from lot 630	Oct. 5
No full time maintenance for this year	Oct. 5
Amendment to no full time maintenance	Oct 5
Full time employee bonus	Dec. 14
Prepare lots 256-257 for dumpsters & bring in as early in 1992 as possible	Dec 14
Accept bid from Waste Management for trash collection	Dec 14

WILDRIDGE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES FROM MARCH 9, 1991 MEETING  
AS CORRECTED APRIL 6, 1991

The regular stated meeting of Wildridge Association, Inc., Board of Directors was held Saturday, March 9, 1991 in the Day Lodge. President Bill Schmelz call meeting to order at 9:30 a.m. with Directors Clarence Switzer, Ken Burge, Harold Daum, Ed Singleton, Rosie Minyard and Resort Manager Doug Boone present. Director Ray Leonard was still in Florida and scheduled to return in time for the April 6 meeting.

SECRETARY'S REPORT:

KEN BURGE, MOTION -- HAROLD DAUM, SECOND: Motion to accept minutes as submitted, and to approve the newsletter/calendar format. UNAN

Bill announced that "Bubba" Conyer had died in Florida after having been ill with cancer for a several months.

Jerry Dalton and Harold Daum have withdrawn from the 1991 Director Ballot, bringing the total withdrawals to date to 4, including Jesse Elliott and Bob Aydelott previously withdrawn. Rosie will submit a letter to each candidate not having responded by April 1, advising them that those not having responded by April 14 will have to be removed from the ballot, since we have no way of knowing if they are still living within the area and receiving their mail.

FINANCIAL/COURT REPORT:

Ken announced that the water bill is up and is now costing \$81.00 more per month per meter.

We have two lot owners who have filed bankruptcy.

SECURITY/ROADS REPORT:

Clarence will see that the borrowed spreader is returned and will get estimates on road work completion.

MANAGER'S REPORT:

Doug said there were 32 meters turned on for winter electric with just one problem--One owner did not report that he was leaving and electric was left on for three weeks before it was arbitrarily shut off. Owner returned a few days later and found problems resulting from shut-off.

We had one gas grill reported missing after having been left outdoors.

Electric will be turned on March 1, 1991 and water will be turned on as soon as feasible, depending on weather.

MUD PUMP:

CLARENCE, MOTION--KEN, SECOND: Move we have Ed investigate and go ahead, after checking with Bill and Ken for possible better prices and approval of payment, and purchase pump from Grainger, or as near the same pump specs and price as possible, including wheels, hoses and attachments.

PRIVATE ELECTRIC:

Bill reported that he has contacted attorney Toby Shaw for this project and copies of agreement, waiver, etc. have been drawn and each director was provided copies to study and approve, suggest changes or reject.

Doug questioned the legality of his signing for Wildridge, since he is a notary and will probably be expected to notarize owner's signature.

Ken questioned the need for provisional document allowing for purchase of waiver for \$1.00 if owner sells to someone who wants private meter removed and Wildridge electric replaced.

CLARENCE, MOTION--KEN, SECOND: Move we approve the waiver as submitted on condition that the two questions [(1) notarization problems and (2) provision for re-purchase of waiver for \$1.00] are adequately addressed  
UNAN

FENCE: Bill submitted prices for fencing to match what we now have, but asked that we give it some consideration and table action until next meeting.

#### ANNUAL MEETING:

Rosie pointed out that she had erroneously listed the Annual Meeting date as June 23 in the newsletter tentative calendar. We all agreed that this should be corrected in the next newsletter. It was agreed unanimously that the Annual Open Meeting will be Saturday, June 22 at 10:00 a.m. in the Shelter House and that we will continue to use the Annual Member Opinion Questionnaire. Since all of the comments heard in regard to last year's meeting were very positive, we will try to do a near repeat of the program, including the directors' written reports and the detailed agenda with time allowed for questions from the floor. Preparation meetings as listed on the tentative calendar were approved.

#### WILDRIDGE-OWNED LOTS:

Bill stated that we now own five lots, which is costing us \$1750 in dues, \$250 road assessment and possibly \$375 mowing fees each year that we keep them. We need to keep #106 as a parking lot, but we are also #314, which is a very desirable lot, for our storage building. We need to sell this lot to maintain the appearance of that location and move our storage shed to a less desirable lot. Lot #499 is for sale for \$2000 and lot #500 is available for trade for a better location. Doug said that lots #256 and #257 are for sale and are located on the South County Road which would be a good location for the dumpsters and they could be enclosed there, with entrances on County Road as well as from our Wilderness Road, and possibly leave room for the storage shed.

KEN, MOTION--ED, SECOND: Move that we make offer of \$4000-\$5000 for lots #256 & #257 for locating the dumpsters and possibly the equipment shed.  
UNAN

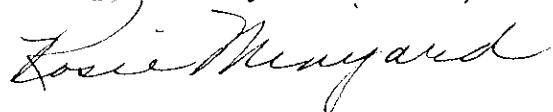
KEN, MOTION--CLARENCE, SECOND: Move that we offer to sell our lots for the following starting prices: #314 (when available) \$4500, #180 for \$4000, #190 for \$4000 and #360 for \$900. UNAN

#### SEWERS:

Bill & Ed will look into problem with sewer and contact sewer company.

Meeting adjourned at 12:30 p.m.

Respectfully submitted,



*Doug*

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BOARD OF DIRECTORS  
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We had one gas grill reported missing after having been left outdoors.

Sewer infiltration was bad ~~\_\_\_\_\_~~ we were charged \$2,190.00 for 1,874,000 gallons.

Electric will be turned on March 1, 1991 and water will be turned on as soon as feasible, depending on weather.

MUD PUMP:

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KEN, MOTION--ED, SECOND: Move that we make offer of \$4000-\$5000 for lots #~~353~~ & #~~354~~ for locating the dumpsters and possibly the equipment shed. UNAN 257-256

KEN, MOTION--CLARENCE, SECOND: Move that we offer to sell our lots for the following starting prices: #314 (when available) \$4500, #180 for \$4000, #190 for \$4000 and #360 for \$900. UNAN

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Meeting adjourned at 12:30 p.m.

Respectfully submitted,

# WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSN. INC.

BOARD OF DIRECTORS MEETING

APRIL 6, 1991

## AGENDA

- |              |  |
|--------------|--|
| R. MINYARD   | 1. READING OF MINUTES<br>SUGGESTION REVIEW |
| K. BURGE     | 2 FINANCIAL REPORT<br>SMALL CLAIMS COURT   |
| E. SINGLETON | 3. MAINTENANCE REPORT                      |
| C. SWITZER   | 4. SECURITY REPORT<br>ROAD PAVING REPORT   |
| D. BOONE     | 5. MANAGERS REPORT                         |
|              | 6. INDIVUAL ELECTRIC METERS                |
|              | 7. FENCE QUOTATION                         |
|              | 8. SEWER REPAIRS                           |
|              | 9. QUESTIONS FOR SURVEY                    |

WILDRIDGE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES FROM APRIL 6, 1991 MEETING  
AS CORRECTED MAY 4, 1991

The Annual Staff Get-Acquainted Breakfast was held at Wickliffe Plaza at 8:30 A.M. or to the Board Meeting. Everyone was present except Director Ray Leonard, who is still in Florida, and Darrell Enlow, and nobody knows why he was absent.

Following breakfast, the regular stated meeting of Wildridge Association, Inc. Board of Directors was called to order by President Bill Schmelz at 10:10 a.m. on Saturday, April 6, 1991 in the Day Lodge. Those present were Directors Bill Schmelz, Clarence Switzer, Rosie Minyard, Ken Burge, Ed Singleton, Harold Daum and Resort Manager Doug Boone. Director Ray Leonard was absent.

SECRETARY'S REPORT (Rosie):

Bill suggested that Doug's comment regarding sewers be deleted from the minutes since there was no action taken in this regard pending further investigation into necessary repairs. Ken pointed out a typographical error which is significant, since the statement was that the water bill is up and now costing \$81.00 "MORE" per month per meter instead of \$81.00 per month per meter. Ken found another typo error, changing lots 253/254 to lots 256/257 on which we were to make an offer to purchase.

MOTION-CLARENCE, SECOND-ED: Accept minutes as corrected. UNAN

TREASURER'S REPORT (Ken):

Electric bill is running good. Water bill up due to new rates. Trash pump and computer have been purchased and paid for. There is noting in court just now, and suits will be filed in July for 1991 dues.

MAINTENANCE REPORT (Ed):

Maintenance is in bad shape, with roads caving in and fence posts needing to have rip-rap poured to avoid further erosion. We need to replace corrugated drainage tile with concrete sewer pipes. Ed will look at seconds at a place he is familiar with in Louisville. Ed and Doug will get estimates on purchase of gavion and other repair materials and supplies.

SECURITY AND ROADS REPORT (Clarence):

Security is apparently in good shape with all shifts covered. Oxley's staff was here on Thursday, April 4, to look at roads and need to know what we want to do this year so they can get their estimate prepared and the work scheduled. Dough will try to get a written estimate to present at the May 4 meeting.

MANAGER'S REPORT (Doug):

Water was be on by March 22. Leaks are a result of galvanized rust, so we need to change to PVC bleeder valves. Water usage was 4000 gallons in 24 hours. The levee on #499 washed out in the last big rain, and we had to patch it. We have 115 lots signed up for grass cutting. We need culvert replacements before any further road work is begun. Doug had to take the track-vac in again for repairs.

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Water will be on by March 22 unless we have more really cold weather. Leaks are a result of galvanized rust, so we need to change to PVC bleeder valves. Water usage was 4000 gallons in 24 hours. The levee on #499 washed out in the last big rain, and we had to patch it. We have 115 lots signed up for grass cutting. We need culvert replacements before any further road work is begun. Doug had to take the track-back in again for repairs.

QUESTION: Are we going to have the pool table put in this year?

ANSWER: Yes, according to the minutes, we agreed to keep it in each year.

QUESTION: We bought each guard two uniforms with them responsible for the replacement of whatever they tear up. We haven't replaced any yet, but we did agree to replace one each year. Are we going to replace any this year? We can get 4 shirts for \$116.00 from Wear-Guard.

ANSWER: MOTION-KEN, SECOND-HAROLD: Let's buy these 4 for \$116.00 this month to stay within the price deadline, and add tax if needed. UNAN

ELECTRICITY REPORT (Bill):

Bill reported that the lawyer said that on the waiver, one director should sign and the member should sign, with Doug notarizing both signatures. He said regarding the "re-purchase of waiver" the lawyer suggested that we not clutter the transaction with more paper work, but it is not illegal to provide the form. Bill will draw up a suggested form to provide, unsigned, to the lot-owner at the time of waiver transaction. This form may be used later, if lot-owner should sell his lot to someone who wants Wildridge electric provision.

FENCE REPORT (Bill):

The estimate of cost of fence and individual gates was submitted by Bill. MOTION-CLARENCE, SECOND-ED: Accept prices submitted on estimate for fence and gates and go ahead with purchase. UNAN

Bill will prepare a letter to lot owners within the area to be fenced, advising them of the regulation regarding gate installations.

SEWER REPAIRS REPORT (Bill):

Bill has been in touch with the sewer company, and has no answers, but several alternatives. He is still working on this and will report back as soon as he has anything definite.

OPEN MEETING (Bill):

We should each try to get an annual report of our individual activities typed and copied for distribution at the open meeting on June 22. Each of us should submit our survey question suggestions to Bill as soon as possible, so we can get them approved for printing at the May 4 meeting.

NEXT MEETING SATURDAY, MAY 4, AT 10:00 A.M.

Adjourned at 12:35 p.m.

Respectfully submitted,



Rosie Minyard, Secretary

# WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

MAY 4, 1991

## AGENDA

- |              |  |
|--------------|--|
| R. MINYARD   | 1. READING OF MINUTES<br>SUGGESTION REVIEW       |
|              | 2. FINANCIAL REPORT                              |
| E. SINGLETON | 3. MAINTENANCE REPORT                            |
| C. SWITZER   | 4. SECURITY REPORT<br>ROAD PAVING REPORT         |
| R. LEONARD   | 5. ACTIVITIES REPORT                             |
| D. BOONE     | 6. MANAGERS REPORT                               |
|              | 7. CANDIDATES DAY                                |
|              | 8. EDITING OF SURVEY AND<br>OPEN MEETING REPORTS |
|              | 9. BALLOT AND DUES PAID                          |
|              | 10. WEIGHT LIMIT FOR ROADS                       |
|              | 11. ULV RULE CHANGE                              |
|              | 12. MAINTENANCE AREA FENCING                     |

REMINDER: THERE WILL BE A CALLED MEETING OF THE BOARD ON MAY 18, 1991 TO FURTHER WORK ON THE OPEN MEETING. PLEASE PLAN TO BE THERE.

# WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

In reference to several items that are on the agenda:

1. Consider moving the meet the candidates day to Saturday instead of Sunday. Reasons being, some people go to church on Sunday morning and others leave early afternoon to return home because of living a long distance from Wildridge.
2. Consider not sending a ballot to anyone who has not paid their dues in full and state so in the news letter. If anyone pays their dues before the open meeting, they may contact Doug to receive their ballot.
3. Consider a maximum weight limit for our roads in Wildridge. Doug has ascertained that a concrete truck with 3 yards of concrete weighs approximately 20 tons. A single axle truck loaded with rock will weigh much less than 20 ton and a tri-axle will weigh much more than 20 tons.
4. Consider changing article B Section 2 of the ULV rules which state "ULV's will be allowed to operate between the hours of 9:00 a.m. to dusk. No ULV's will be allowed to operate after dark." Consider changing this to allow licensed drivers to use ULV's for transportation only after dark as long as they have proper lighting on the vehicle. Reasons for this change are: A number of our members have trouble walking very far and if they come to bingo, they have to drive a car because it is dark when bingo is over. With our limited parking facilities, this may help. Same for swimming.

WILDRIDGE ASSOCIATION, INC.  
MINUTES FROM MAY 4, 1991  
BOARD OF DIRECTORS MEETING

The regular stated meeting of the Wildridge Association, Inc. Board of Directors was called to order by President Bill Schmelz at 10 a.m. Saturday, May 4, 1991 in the Day Lodge. Directors present with the president were Clarence Switzer, Ed Singleton, Ray Leonard and Rosie Minyard and Manager Doug Boone. Ken Burge and Harold Daum were absent.

MOTION--CLARENCE, SECOND--RAY: Move to accept minutes as corrected, including three typographical errors in paragraph one of Manager's Report. UNAN

ROAD PAVING REPORT:

Clarence asked that we move the road construction item up on the agenda, since he has to leave to work. A copy of the bid from Oxley was submitted.

MOTION--RAY, SECOND--ROSIE: Accept Oxley bid as submitted, with agreement that Wildridge will repair soft spots prior to start of work. UNAN.

Clarence will pay the owner of the paver \$30-\$40 to pick it up, since we no longer have use for it.

SECURITY REPORT:

Clarence reported that the "weather warning signal" he had hoped to get for us is not available.

Clarence asked what we want his deputy to do if he finds a party underway while making his rounds. We unanimously agreed that if the party is loud, past curfew or illegal, it should be shut down.

MOTION--RAY, SECOND--ROSIE: Suggest we repair approximately 72 feet of ditch on main road on North side of road along #664 with gavion system, and that this will be Ed's project, contingent on Ken's financial approval of \$2000. UNAN

OPEN MEETING REPORTS:

Ray committed the Social Committee for stuffing the mail-out.

We agreed unanimously to change the date for the "Meet The Candidates Day" from Sunday to Saturday, June 22, 1 to 3 p.m. in the Shelter House, Day Lodge if raining. We will have 5-minute talks by candidates at 1 p.m., with time for mixing and one-on-one discussions following until 3 p.m.

MOTION--ROSIE, SECOND--RAY: I submit these changes to the present By-Laws for your consideration, and move that they be discussed and amended or altered at this meeting, typed for Board review at May 18 called meeting, and copies provided

the leaseholders at the 1991 Annual Meeting. UNAN.

1. Article II, Section 2: insert the word "on" and change the word "fourteenth" to "thirtieth".
2. Article III, Section 1: Delete the words "proxies to represent leaseholders", here and anywhere else this phrase appears, since we will declare the majority to be 50% + 1 of the total respondents. (It is the opinion of the Board of Directors that those leaseholders not interested enough to respond to the opportunity to vote on leaders or issues, either in person by mail, do not really care to be counted.)
3. Article III, Section 2: change "2nd Saturday of June" to "2nd Saturday of August" (this due to the response to this question on 1990 Survey indicating preference to have Annual Meeting in August.)
4. Article III, Section 5: change to read : Each leaseholder of the Corporation whose dues are paid in full and current prior to the date of the leaseholders meeting, "or have voluntarily made payment provisions with the Treasurer," and is a lessee, etc.
5. Article III, Section 6: Delete this "proxies" section.
6. Article III, Section 7: Change to read, "At any meeting of leaseholders, a majority of leaseholders in attendance shall constitute a quorum; and 50% + 1 of total leaseholders responding to a ballot or other voting document provided, in person or by mail, shall constitute a majority.
7. Article III, Section 9: Change "signed by all leaseholders entitled to vote on the action" to read, "submitted to the total membership with a majority of respondents in agreement", and delivered, etc.
8. Article IV, Section 1: correct typographical error "calss" to "class".
9. Article IV, Section 2: Change to read, "Any vacancy in the Board of Directors, occurring for whatever reason, shall be filled by the candidate who received the next greatest number of votes in the last prior election, if that prior candidate is still available and willing to be seated. Otherwise, the candidate receiving the next largest vote, and so on until the vacancy is filled. Any director so elected shall serve for the remainder of the term of the director replaced.
10. Article IV, Section 7: Change to read, "At any meeting of the Board of Directors a majority of the directors then qualified and acting shall constitute a quorum for the transaction of any business. (delete except the filling of vacancies in the Board of Directors, and the) Any act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by the Indiana General Corporation Act or the Articles of Incorporation or By-Laws.

WILDRIDGE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES FROM MEETING MAY 18, 1991

Meeting was called to order by President Bill Schmelz on Saturday, May 18, 1991 at 10:10 a.m. in the Day Lodge. Those present were Directors Ray Leonard, Harold Daum, Rosie Minyard and Bill Schmelz, with Manager Doug Boone. Absent were Ken Burge, Clarence Switzer and Ed Singleton.

SECRETARY:

MOTION, HAROLD--SECOND, RAY: Move the minutes be accepted as submitted, contingent upon potential corrections necessary in the By-Laws amendments after directors have had opportunity to compare to original By-Laws, which are to be called in to Rosie if any changes to be made. UNAN.

FINANCIAL:

Bill reported that Ken said the budget is on target as of today, and there will be no small claims filed until July.

SECURITY:

Doug asked that complaints about ULV's be reported to guard whenever the problem arises so the guard can handle the problem immediately. It was agreed that this is a good policy, and we would like Doug to inform guards of their enforcement responsibilities. He stated that this is already on his agenda.

Rosie and/or Doug will include something in the Newsletter regarding bicycle flags.

MOTION, HAROLD--SECOND, ROSIE:

Move we have copies of ATV/ULV rules in hands of guards to hand anyone entering grounds with an ATV/ULV. UNAN.

MAINTENANCE:

Doug reported that the Ditch Project with gavion and rip-rap is completed on #664, and details are included in his report.

RECREATION:

Ray asked for a decision as to the method of payment of 50% of game income to the Social Committee. This share amount was agreed on at a prior meeting, but no information regarding the payment method was provided.

MOTION, ROSIE - SECOND, HAROLD:

Move the Bill check with Ken and inform Ray as to the payment method Ken prefers. UNAN.

Ray stated that this year the Social Committee will again see to the stuffing of Annual Meeting mail-outs.

MANAGER:

1. Ditch job #664 was completed on May 16 at a cost of \$1355.46, plus 24 man hours labor for Wildridge Crew. This should average out at \$1565 for 75 feet of ditch repairs with gavion/rip-rap.
2. One water leak repaired.
3. Pool is being filled now and should be open Friday, May 24.

4. Billing is in process for one-time mowing of tall lots.  
5. We had a report of sewer odor and found a 4-inch sewer leak, which we repaired. (This could clear up some of the sewer leak problem)  
6. We have just 300 guest cards left, and need at least 1000 more. Rosie will order 2000 if cheaper that way, 1000 if no great difference.  
7. Lot #314 was sold contingent on inclusion of current dues in final price of \$4500 plus current dues, or \$4921.26. Doug wants to make deal with 30-day occupancy. This had already been agreed upon, so it is okay.  
8. The paver is not yet returned, and Mr. Vonderheid wants to rent it. Doug told him to see Clarence, since we had already approved \$30-\$40 for Clarence to get it returned.  
9. Doug submitted copy of Swim Pool Rules for our approval.

MOTION, ROSIE - SECOND, RAY: Accept Pool Rules as amended and suggest we pass them out at the Annual Meeting. UNAN

#### SURVEY:

Bill submitted his suggested Survey, which was discussed. After a few minor changes, this was approved by each director present. Rosie will have survey printed (black ink, white paper) with blanks for name and lot number.

#### DUMPSTERS/MAINTENANCE AREA:

There have been several complaints regarding our plans to change the dumpsters location back into the park. It is believed they cannot possibly be kept odor-free and fly-free. These complaints could be true, especially if the members clean their fish and put the garbage in the dumpsters. There seems to be some misunderstanding about the appearance of the dumpster area, because we haven't outlined our plan to the membership yet. This should be done at the Annual Meeting.

Ray and Harold were asked to investigate possible costs of a fish cleaning station and report back.

#### ULV RULE CHANGE:

This problem could require more discussion than we have time for, and since there are only four of us, we will table until later.

Doug would like to have a deputy on Saturdays for one month to enforce the ULV and speeding rules so the members will know we're serious. He was told to check with Clarence to see if he can arrange this.

#### WEIGHT LIMIT ON ROADS:

We need to check out how much weight these roads can handle. Rosie will check with her boss, Dan Ritterskamp, a civil/highway engineer, who was on the original Boggs Lake Resort Board of Directors when they built their roads. Anyone else knowing someone with this type knowledge should also investigate. Roads are built with 1-inch chip 'n seal; covered with 2-inch 5-D base and are reasonably well drained.

SUGGESTIONS: Read and given to Bill for investigation and disposition.

ADJOURNMENT MOTION, RAY - SECOND, HAROLD AT 12:45 P.M. UNAN

Respectfully submitted,

*Rosie Munsford*

*Doug*

WILDRIDGE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES OF MEETING JUNE 1, 1991

The regular stated meeting of Wildridge Association, Inc. Board of Directors was called to order in the Day Lodge at 9:55 a.m. on Saturday, June 1, 1991 by President Bill Schmelz. Also present were Manager Doug Boone and Directors Ed Singleton, Clarence Switzer, Harold Daum, Ray Leonard and Rosie Minyard. Ken Burge was working and unable to attend.

SECRETARY'S REPORT:

Minutes submitted and reviewed.

(Reference Motion, Page 1, Paragraph 2): Bill asked if there were questions or additions to the By-Laws alterations as submitted as part of May 4, 1991 minutes. No changes, all approved as submitted.

(Reference Motion, Page 1, Paragraph 9): Bill stated that, in regard to payment of game machine income allocated to social committee, Ken has suggested that this be paid by check on a monthly basis.

(Reference Page 2, Paragraph 7): Harold thought we should correct or delete "Saturdays for one month", since we only hired a deputy for one Saturday. It was pointed out that there was no definite motion made, pending Doug's conference with Clarence, and that the motion would need to be made today in order to be based on the conclusions reached in that discussion between Doug and Clarence.

MOTION-CLARENCE, SECOND-HAROLD: There being no changes or corrections, move we accept minutes as submitted. UNAN.

Doug was excused to photocopy suggestions for distribution.

SECURITY REPORT:

Clarence stated that he had had one complaint regarding the use of an Orange County Sheriff's vehicle and an Orange County Sheriff's Deputy on our grounds within Crawford County. He requested that we discuss this in the Annual Meeting, since he had already contacted the Crawford County Sheriff regarding this matter, and they are in complete cooperation since they don't have enough manpower or cars to assist us. Clarence pointed out that his deputies have to pass Wildridge each time they make their rounds in the State Park and the Marina, both of which are located within Orange County. The agreement with Crawford County is that, while on these rounds, they will include Wildridge, and that off-duty Orange County Deputies will be available for hire by Wildridge.

MOTION-ROSIE, SECOND-HAROLD: Move we hire a deputy when needed, to be decided by Doug and Clarence, and arranged for by Clarence in cooperation with the Crawford County Sheriff.

ROADS:

Clarence reported that we still need one load of hot mix for the downhill grade approach to lots 500-503. This will cost \$250 to \$300, and will complete this year's road resurfacing.

MOTION-CLARENCE, SECOND-ED: Take care of this completion, contingent upon Ken's approval based on availability of funds.  
UNAN.

The drop-off on lot #664 appears to be a potential hazard, and we need to raise the shoulder to black-top level. Doug believes we need to also raise the shoulder level at lot #619, although all agree that the drop-off is of a different nature. Doug asked that he be permitted to put reflectors at blacktop level on #619.

MOTION-CLARENCE, SECOND-ED: Raise shoulder on #664 to blacktop level and place reflectors on #619 at blacktop level for safety.  
UNAN.

ACTIVITIES:

Ray has checked on lighting for the recreation area, and finds that we need five or six 30-34 foot poles, and that we need to move the security light hidden by trees up to the playground area. Steve Koussel will donate and install rebuilt lights if we provide the poles. Ed thinks the wiring should be underground, and Clarence thinks he can get the poles donated. Final reports expected at next meeting.

The investigation into costs of a "fish-cleaning" station would indicate an exorbitant expense, but is still on-going.

The dance scheduled for Aug. 17 has been temporarily cancelled, due to one of the band members being diagnosed with cancer. If another band is arranged for, the dance will still be held.

MANAGER'S REPORT:

1. Had water tested by Jay-Kem, Inc., found it would pass State Board of Health if tested.
2. Road resurfacing contract is completed.
3. We had a water repair at #619 and found pipes under dam to be rusted out. We will repair this.
4. We need a security light on the existing pole on #702, which will provide light for a very dark area as well as for the lift station.
5. We are mowing 150 lots on contract and have mowed 60 "tall grass" lots, being billed. "Tall grass" is based upon grass 13 or more inches high over approximately 60% of lot.
6. Shelter house drop tarps need to be hung before Open Meeting. Who is to do this, the crew or the social committee?
- 6a. Social Committee will get volunteers to hang drops, but may need some help from crew, especially tools, etc.
7. Dumpster contract expires 8/1/91, and "solid waste disposal" deadline for governmental units is 7/1/90. Should we be starting to think about "solid waste disposal" possibilities before being ordered to do so?--Tabled.
8. Mr. Snow, #528, would like shade over pool. UNAN NO !!!

MOTION-CLARENCE, SECOND-ED: Move we install the security light on post on #702. UNAN.

OPEN MEETING:

Bill reminds us that "Meet The Candidates" will be this coming Saturday, June 8, at 1 p.m. to 3 p.m. Doug is to order the soft drink fountain and get it, plus tables and chairs set up before noon that day, as well as for the Open Meeting on June 22 before 9 a.m.

Other Open Meeting Responsibilities are:

1. Wildridge will pay for the soft drinks
2. Social Committee will provide coffee, cakes, cookies, etc.
3. Clarence will provide and set up the P.A. System
4. Ray will collect the "Comments" from the survey and will provide a committee to sort them
5. Rosie will see to the distribution of the printed materials.

Anyone wanting their written Open Meeting report to be printed must get it to Rosie before June 8 in order for printer to get it done on time. Ken is doing his own, Bill's is in, Pool rules are complete, By-Laws are being printed and Rosie's report is being typed at this time. Clarence, Ed, Ray and Harold have not responded.

Clarence pointed out that Ed Singleton was left out of the list of remaining directors in the "Election" section of the newsletter. We found that there was one entire line of type left out, and will print a correction in the next issue.

Next meeting will be with volunteers on June 15 at 10 a.m. in the Day Lodge.

MOTION TO ADJOURN: Clarence, Second-Harold. UNAN

Respectfully submitted,

*Rosie Minyard*

WILDRIDGE ASSOCIATION, INC.  
1990 BOARD OF DIRECTORS  
ANNUAL SECRETARY'S REPORT

A full year has passed since our last Annual Open Meeting. During the past twelve months, we've seen many changes at Wildridge - as we do each year. If you remember:

July 16, 1986: the Cook Brothers, representing the Nashville Co., announced that ownership and operations of Wildridge RV Resort was being transferred. the new owners???? US - ALL 713 of US!!!

August 27, 1986 you were given your first chance to elect WHOMEVER YOU CHOSE to manage your property. No longer could we blame the Cooks for everything. BUT - no longer could we call the office and expect the Cooks to fix everything. NOW IT BECAME A DO-IT-YOURSELF project for each of us, and you elected a Board of Directors to keep it fair, square and honest, with as few financial increases as possible.

February 3, 1987: Articles of Incorporation were approved by Indiana Secretary of State, making us all legally responsible and liable for everything within the perimeters of Wildridge RV Resort. As of this date, each lot owner is responsible for one vote for each of his/her lots. The Board of Directors was elected by all who cared to vote.

March 21, 1987: Final draft of By - Laws accepted.

June 22, 1991: Now, here we are five years later paying \$50 more dues each year and \$200 over 4 years "road assessment" - But look at the improvements and consider the value of your investment.

The Annual All - Member Survey Questionnaire is the board's only known method of determining the wishes of the members. It is difficult to determine whether those who don't respond just don't care what we do and what it costs, or whether they trust the directors implicitly. For instance, in 1987 we had 292 responses (41%); in 1988, 185 (26%); in 1989, 170 (24%); and in 1990, 230 (33%). This is an average of 31% response.

We've heard many comments inferring that, "Why respond, they don't do what we ask". In 1987 you asked us to:

1. Allow mopeds, but have better rules. DONE
2. Do away with 24 - hour guard. DONE
3. Do not resurface roads if it will increase dues. DONE
4. Establish minimum standards for building codes. DONE
5. Prohibit dog owners from allowing dogs to roam free and/or deposit waste on other peoples' lots. DONE
6. Stop lot owners wiring "around" provided electrical breakers. DONE
7. Allow second camper on lot for 14 day maximum. DONE
8. Turn off all utilities in winter. DONE
9. Consider installing private electric meters. DONE

In 1988 you asked us to:

1. Not buy a truck. (This was a poorly stated question because most respondents thought the manager's truck was Wildridge property since it had been previously purchased from Cooks and had the Wildridge logo on the door.) WE HAD TO BUY A TRUCK.
2. Pay gas mileage to directors. SOMETIMES DONE
3. Improvements needed:
  - 30% WANT BETTER ROADS. DONE
  - 28% WANT us to ENFORCE RULES/REGULATIONS. TRYING
  - 13% WANT MORE RULES. IN CONSTANT PROCESS
  - 10% WANT BETTER POOL/FACILITIES MAINTENANCE DONE
  - 8% WANT LONGER GUARD SHIFTS. DONE
  - 6% WANT MORE FENCING DONE AND CONTINUING
  - 5% WANT MORE CAMPING DAYS DEPENDS ON WEATHER
4. Discount dues for early payment. DONE
5. Provide ditch care for a fee. DONE, BUT NOT ACCEPTED BY ENOUGH LOT OWNERS TO PURCHASE EQUIPMENT

In 1989, you asked us to:

1. Get rid of exercise equipment. DONE
2. Keep same pool hours and life guards. DONE
3. Have more special group swimming:
  - 34% Adult Swim. SEE 1991 SURVEY
  - 23% Swim Lessons. NOT POSSIBLE LEGALLY
4. Control all building standards. DONE
5. Control ditch and culvert size. DONE
6. Require dog owners to pick up waste deposited by dog. DONE

In 1990, you said:

1. If it costs more money, we do not want:
  - Additional electricity; Ditches adopted; 24 hour, 7-day guards;
  - Manager on duty 56 hour a week; Week-end Day Lodge Attendant.
2. Vote was tied for: Spend \$2000 for bonding of directors; Permit privately owned electrical meters, and Renaming streets.
3. You would not give up trees for electrical poles installations.
4. Nominated 34 candidates for Director vacancies.
5. Want nominations from floor at Open Meetings each year. DONE
6. Change Open Meeting to near season's end. DONE
7. Month preferred for Open Meeting in August. DONE
8. Have Open Meetings Quarterly or Semi-Annually. UNDER ADVISEMENT
9. Do not permit Cable TV installation. DONE
10. Give members precedence for job openings. DONE

Our major concentration this year has been on review of past surveys and projects in an effort to acquaint new directors/officers with your interests and expectations, as well as to "tie up loose ends". For instance, we voted two years ago to alter and/or amend the By-Laws, and have just completed that project. That same year, we hired a lawyer to interpret our rights in regard to enforcement of restrictive covenants, rules and regulations, and began writing restrictive covenant amendments and regulations. Some of these we have had confirmed, and some we have not. We are not sure that the membership understood what they were voting for in this matter, since they were included as a part of the survey. We are still working on the problem of enforcement, and have arranged with the Indiana State Police and the

Lawford and Orange Counties' Sheriffs to provide civil enforcement where necessary if our members and/or visitors fail to heed our guards' warnings.

Lack of a quorum during the winter months caused cancellation of several of the off-season board meetings. As most of you know, this past year we had two directors who winter in Florida, leaving just five available. If one of those five has to work and one is ill or can't make it for some valid reason, then we have no quorum and a meeting is useless. This, of course, curtails progress, since the off-season is the only opportunity to take care of administrative and legal problems, major repairs and improvements and other business matters. During the camping season, we have to deal with so many safety, maintenance, recreation, personnel and public relations problems that there is little time to concentrate on budget/finance, rules, regulations, restrictive covenants, enforcement procedures, recruitment, equipment and facility improvements.

Resurfacing of the roads is nearly complete, with just one more area to be done in the next phase. We try to get this done at the very beginning or end of the prime construction season, since we get a better price when there are fewer campers to work around and the contractor is not deluged with work.

Ground water infiltration into our sewers and the exorbitant cost incurred has occupied a great deal of time for the crew as well as for the board. We have been researching costs of professional underground engineers as well as various methods of locating underground sewer leaks. Although the problem is yet to be solved, our own crews have made significant progress.

Ditches have, as always, been a major problem and expense. This problem is especially important now, since we are sure that poor ditch maintenance is one of the most significant causes of deterioration of our roads. This is another area in which we are moving in a positive direction. The biggest problem with ditches is individual lot owners who don't get here during the off-season to clear the heavy, wet leaves off their lots. They naturally wash directly into the ditches, causing a natural dam at their culverts. The resulting flash flood with every heavy fall rain causes culvert and road wash-outs.

Last year we implemented a "ditch clearing" program similar to the "mowing contract" program. The contract fee was set at \$75.00, since we had no equipment when we originally initiated the plan. There was just one member who subscribed, and this out of desperation to get their ditch cleared. Since that time, Manager Doug Boone has studied the time and equipment needed to do the job efficiently, and he has suggested that we can lower that contract fee to \$35.00 per lot per season. If enough people subscribe, we should be able to obtain the necessary equipment and keep the ditches reasonably well cleared. The directors agree that \$35.00 a year is less than the expense of one trip a month to Wildridge, especially during the off-season; and doing your own ditch should take at least a monthly trip during the off-season.

Some of you may not be aware that, according to the restrictive covenants on the lease signed by each of you, your dues (presently \$350.00), entitles you to:

1. Taxes paid on ALL natural acreage within our boundaries. This includes trees, shrubs, roadbeds, etc. (whether leased or not);
2. Taxes paid on "common grounds". This includes Day Lodge, Guard House, Shower House, Pool, Tennis Courts, Horseshoe Pits, Shuffleboards, Mini-Golf Course, Basketball Court, Playground, Shelter House, Parking Lots, etc.
3. Maintenance of "common grounds" (including payroll and payroll taxes for maintenance crew)
4. Wildridge utilities paid. This includes your water, sewer, 30-amp electric service and utilities to maintain the "common grounds" facilities.

Expense of road building, ditch digging, camper pads, etc. were included in the original cost of your lot and was paid to either The Nashville Company or a prior owner. Wildridge Association received none of that money, since the transfer included the assets (Acreage, Day Lodge, Pool, Shower House, Shelter House, Guard House, Extremely Dilapidated Mini-Golf Course and other, recreational facilities, a push-mower and a weedeater, and what was left of the 1986 dues) and the liabilities (including the massive debt to the sewer company, an annual deficit of approximately \$10,000 and all payable payroll, utilities, insurance and taxes).

Any convenience services such as life guards, security guards, garbage/trash disposition, etc., are extras that you have indicated you want to continue at Wildridge. In order to meet the higher costs of the corporation's obligation to you (items #1 thru #4 above), as well as provide the extra services we enjoy, we had to raise the dues this year.

Road assessments and any other income received by us must be allocated for a specific use if we are not going to be obligated to pay taxes on this income. Therefore, the income from the games and vending machines in the Day Lodge are allocated 50% to social committee and 50% is retained by the corporation for necessary repairs and improvements to the recreational area. The road assessment income is spent entirely on road improvements. Mowing fees are spent entirely on the mowing crew payroll and mowing equipment. If the "Ditch Contract" program is successful, we will allocate that money to ditch improvements and maintenance. This is a BIG JOB for our treasurer, who incidentally, is not required to do this. Most corporations, both for profit and not-for-profit, hire an accountant for this work. If we were to try to hire an accountant to do what Ken Burge does, it would cost us at least \$10,000 to \$15,000 each year, and we wouldn't have the benefit of an interested lot owner to "watch-dog" our expenditures. The directors all have some superb ideas for improvements, some of which have been implemented, but we all know better than to push them through without first checking with our financial wizard.

The board has, for the past two years, tried desperately to keep from increasing dues. This year, we had a choice of increasing dues or cutting back on our security and other services. We chose to raise dues as little as possible. When being critical, please remember that your directors

ceive no compensation and very little reimbursement for their supplies and other expenses. WE PAY THE SAME DUES EACH YEAR THAT YOU PAY, and some of us subscribe to the mowing and ditch contracts as well. Not one of us minds doing this, or even complains about it, until the members begin criticizing what we do. Less than one percent (1%) of you are willing to even put your name on the ballot or volunteer to do some of the work to decrease the payroll.

We have been asked why we purchased the two lots on the South side of the Wildridge, which are located on the County Road fenceline. This seemed to be an opportunity to obtain a more accessible and larger maintenance area, which would provide heavy pick-up and delivery trucks with access to our maintenance storage without using our roadway, while allowing our crews and campers access from within the park grounds.

Maintenance equipment and supplies have become more and more costly, making it more feasible for us to purchase in quantity for better prices. It also increases the need for more "common ground" storage space. Each year, since we have moved the dumpsters off our property, the rent for dumpster space has increased, and as most of you are aware, the government and EPA are forcing more and more restraints on garbage and trash disposal. Enclosed dumpster areas are being required throughout the U.S., and we expect that Wildridge will be no exception. This expense is increasing each year, with dumpster space rental increasing annually and regulations getting stricter. While our trash removal contract is less expensive than the prior one, we have been fined \$2.00 per minute for clean up of trash not placed INSIDE the dumpsters.

The newly purchased lots can possibly provide us adequate space to make necessary changes in our maintenance procedures without the "eyesore" we have had within the grounds before. We hope to erect an attractive privacy fence around the outside storage area, high enough to conceal any unsightly equipment, and the social committee has agreed to plant trees and shrubs around the fence for beautification of the area. This project is in the consideration stage at this time and we encourage your comments and questions in this regard.

As you can see, the board has had a very active, though frustrating year. We have accomplished a great deal from the administrative end, and the crew has done an excellent job with improvements and maintenance. Things will never be perfect, but if we all work together, we can keep our camp investment secure, relaxing and a pleasant place to come.

Thank you all for cooperation and encouragement this past year.

Respectfully submitted,



Rosie Minyard, Secretary

(On behalf of the 1990 Board of Directors)

WILDRIDGE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES OF OPEN MEETING JUNE 22, 1991

The Wildridge Association's Fifth Annual Leaseholders' Meeting was held in the Shelter House Saturday, June 22, 1991. President Bill Schmelz called the meeting to order at 10:05 a.m., with all current directors present except Harold Daum who was unable to attend.

The Election board, consisting of Allen Wells, Mary Leonard, Lil Alderson and Unity Singleton was introduced. Allen read the names of leaseholders whose ballots had been returned by the Post Office, and asked that these, or anyone else who has not voted, make themselves known at this time. None responding, the ballot was declared closed and the ballot box was removed from the Shelter House. The Election Board was excused to count the votes.

Following a welcome to all present, and an explanation of the various hand-outs on the table at rear of room, President Schmelz introduced the candidates and asked that those present stand to be recognized, announcing that Brad Hilgert had asked to be excused due to family illness. Those present were Larry Morris, Priscilla Stevens, Tom Thompson and Dennis Davis.

Having introduced the directors, the president turned the meeting over to Ray Leonard, Activities Director and Social Committee Liaison. Ray announced that the volunteers working with him were all members of the Social Committee, which are year-round volunteers. He asked that Mary Pearson, Social Committee Vice President, introduce that group since their President, Lil Alderson, was busy counting votes. Mary introduced Ray Alderson, Pat Morris, Sue Schmelz, Ray Leonard, Mary Leonard, Priscilla Stevens, Kay Tanksley, and Unity Singleton. She announced that they always need members, and that they meet the 3rd Saturday of each month at 9 a.m. in the Day Lodge. Mary also said there would be a covered-dish dinner at 5 p.m. in the Shelter House. Ray Leonard then recognized Larry Morris for his fine work on the horse-shoe pits and Steve Purcell for his donation of lights for the recreation area. He presented an award to Ray Alderson for the great job he did on the signs for the pool and the gate.

Manager Doug Boone introduced the staff and Rosie Minyard, Secretary, read the minutes. Robert Albers made the motion to accept the minutes as read, second by Joe Thomas. Vote was unanimous. Rosie then pointed out highlights in the Annual Report and asked that they take a copy and read it at their leisure.

Bill explained that some of the more detailed reports have been posted on the bulletin board in the rear of the room, and then introduced Ken Burge for the Financial and Small Claims Reports. Ken informed us that there had been no cases lost in Small Claims Court since we began that procedure three years ago, and that there had been one case where one of our leaseholders had been put in jail after failing to pay as ordered. We do not like to have this happen, but we must collect the dues if we are to maintain this campground.

Maintenance Director Ed Singleton reported that he had no information other than that Bill and Doug had completed the proposed ditch project.

Clarence Switzer pointed out that all roads had at least one layer of resurface completed, stayed within the total resurface budget

as proposed.

Clarence explained that, as Orange County Sheriff, his office is responsible for police protection in a portion of Patoka Lake State Park. Since Crawford County has such a limited Sheriff's Dept. staff, Clarence has made arrangements with the Crawford County Sheriff to have his park patrols also patrol Wildridge for them. When one of his deputies stopped a speeding motorist in Wildridge, there was a complaint regarding jurisdiction. Clarence asked those present if they want police protection or not, which brought a resounding YES !! He then announced that the two sheriffs will continue the procedure, since it sounds like it is the wish of the interested Wildridge leaseholders. He further announced that the annual Sheriff's picnic is Sunday, July 7 in the Shelter House and everyone is invited.

Ray Leonard introduced Lil Alderson, Social Committee President, for his annual report. She reminded us of the Annual Auction on Aug. 3 and that the Aug. 17 dance, that had been tentatively cancelled, was rescheduled for Aug. 17 with a disk jockey instead of a band. Her group has purchased the tarps for the sides of the Shelter House, and they will be hung within the week. They have also bought 36 new putter handles for the mini-golf course.

Bill asked the directors' spouses to stand and be recognized, since they have to deal with loss of attention for lots of hours all year.

The president explained that we have updated the original By-Laws which are the rules that govern the Board of Directors, and pointed out that there are copies on the table at the rear. He further stated that we are in process of working on the Restrictive Covenants, which are the rules that govern the leaseholders and are contained within the signed leases. It is the intention of the Board to prepare a complete set of copies of Articles of Incorporation, By-Laws, Restrictive Covenants, Standing Rules, and possibly a Wildridge Leaseholders' Directory (depending upon survey response). The plan is to provide these documents in standard form so they may be placed within a 3-ring binder by those who care to do so, or individuals may have them bound.

Bill announced that the retiring directors are Harold Daum, who was unable to attend today, and Ray Leonard, who chose not to run again due to his necessary absences during the winter months placing an added burden on the Board of Directors.

The Board had recommended, and Bill moved that nominations for the 1992 directors be opened. After nominating Ken Burge, Joe Thomas made a motion that nominations be closed, passed unanimously.

Karl Boehm asked to be recognized, and stated that he is now working for Dubois County Sanitation Department as a dumpster station attendant. He explained that if we place fish remains in a plastic bread wrapper or plastic bag, tie it, and then place that into another plastic bag and tie it, the odor does not escape. This is a requirement for those dumping trash into dumpsters there, and Karl's job is to enforce the rules at the dumpster station.

Bill thanked those present for their pleasant cooperation during the opening business meeting, and at 11:15 a.m. he opened the meeting for 30 minutes of questions from the floor. This was to allow time before adjournment to announce the survey and election returns. The questions and answers are attached on separate page.

Following the question/answer session, Bill announced that there were 286 surveys returned and responses recorded, with more not completed that came in today. This is the largest response we have had yet, and hope for an even larger return next year. Results as of today are:

- 1a. Favor ADULTS ONLY SWIM every other Saturday night 7 to 10 p.m.  
33% Yes 67% No
- 1b. Favor ADULTS ONLY SWIM at another time.  
35% Yes 65% No
2. Ditch contract question responses deleted, since too many people did not understand the question.
3. Temporary installation of SPEED BUMPS to slow down traffic  
47% Yes 53% No
- 4a. Favor CAMP DIRECTORY  
67% Yes 33% No
- 4b. Willing to be listed in CAMP DIRECTORY  
77% Yes 23% No
5. There were 80 nominations for BLOCK CAPTAINS
6. There were 35 nomination for 1992 DIRECTORS
7. and 8. Suggestions, comments and questions turned over to Ray Leonard and his volunteers for sorting by category and recording.

ELECTION RETURNS:

- |                      |     |
|----------------------|-----|
| 1. Dennis Davis      | 73  |
| 2. Gary Dennis       | 33  |
| 3. Brad Hilgert      | 67  |
| 4. Larry Morris      | 186 |
| 5. Priscilla Stevens | 150 |
| 6. Tom Thompson      | 75  |

There were 299 ballots returned, with 2 ballots voided. Returns were certified by Election Board Members Allen Wells, Mary Leonard, Lillian Alderson and Unity Singleton.

Meeting was adjourned at 12:05 p.m.

Respectfully submitted,



Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION, INC.  
1991 OPEN MEETING  
QUESTIONS AND ANSWERS

The floor was opened at 11:15 a.m. Saturday, June 23, 1991 to those present at the 1991 Annual Leaseholders' Meeting for questions and answers. Bill instructed speakers were to go to the microphone in the rear of the room to be recognized.

LOTS 608 & 9 (HESTER)

The Board of Directors is doing a fine job. We don't need new rules, just enforce what we already have. We think the driveways should be done with the road work.

LOTS 520 & 21 (ROOZE)

Didn't the Adult Swim Question receive a positive response on previous surveys?

ANSWER (BILL SCHMELZ):

There was never a direct question regarding adult swims on prior surveys. You may be referring to the list of activities from which to choose, one of which was an adult swim night which received 34% response.

LOT 169 (HEEKIN)

Community effort is best enforcement of speed limit or any other rule.

LOT 554 (BAXTER)

We need more 10 MPH signs.

BOB NIXON

We do not want the dumpsters on the lots purchased by the Board. The maintenance building is okay, but not the dumpsters. We suggest each member take their garbage home.

ANSWER (BILL SCHMELZ):

This is just now in the thinking stage. If we cannot control odor, they will come out if we do, in fact, put them in. The maintenance area will be done in good taste if it is done.

PHYLLIS ELLIOTT

Why not have a ditch contract?

ANSWER (BILL SCHMELZ)

This is our intention, but the question on the survey was not clearly stated, and many thought we were going to assess \$35 per lot, when actually we would like to provide a ditch service, for those who want it, for \$35.00.

LINDA STEVENS

How many lots does Wildridge own? How much did Eli go up on his contract?

ANSWER: (KEN BURGE)

We now own six lots--the parking lot across from the Day Lodge, the lot which now houses the maintenance building, the two lots proposed new location for maintenance area, and two lots we have been awarded in lieu of court ordered dues. Any lots we do not need to use will be

sold. Eli has increased his contract from \$713 to \$1426 per year, and we have not received his contract for this year yet.

LOT 415 (GIBBS)

Make tree limbs a no-no in the dumpsters. Put this in the rules.

LOT 2 (TUCKER)

How can we possibly keep odor down in dumpsters?

MR. KING

Maybe we need a committee to investigate the dumpster problem

LOT 247 (BRENDA GRACE)

We do not want the garbage next to us. We would like the security truck to change their parking place near the gate.

LOT 514 (ENGLERT)

If Eli can get money for dumpster location, why can Eli allow water to flow onto our lots?

LOT 709

Regarding the adult swim. My handicapped daughter must be watched while I swim. When can my kids swim if we can't get here until Saturday evening?

LOT 162

Repercussion on noise from Driftwood's weekend bands. Maybe we could boycott this new restaurant/bar.

-----

We are sure that we missed some questions and comments, and we obviously missed some names and fine details. Please write these on the suggestion forms so we can be sure to see all of them so we can consider them and their solutions.

Respectfully submitted,



Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION, INC.  
1991 BOARD OF DIRECTORS  
ORGANIZATION MEETING JUNE 23, 1991

The Organization Meeting of the 1991 Board of Directors was held at 1:30 p.m. Saturday, June 23, 1991 in the Day Lodge. The purpose of the meeting was to elect officers for the ensuing year, which begins with the Annual Leaseholders' Meeting. Present for the meeting were Ken Burge, Rosie Minyard, Larry Morris, Bill Schmelz, Ed Singleton, Priscilla Stevens, Clarence Switzer and Manager Doug Boone.

The meeting was called to order by Bill Schmelz, 1990 President, at 1:35 p.m. Clarence made a motion that we elect officers as a first order of business, second by Ed. Unanimous.

President:

BILL SCHMELZ, nominated by Rosie, second by Clarence--UNAN

Vice President:

CLARENCE SWITZER, nominated by Ed, second by Bill--UNAN

Secretary:

ROSIE MINYARD, nominated by Clarence, second by Larry--UNAN

Treasurer:

KEN BURGE, nominated by Clarence, second by Larry--UNAN

Bill announced that we had better postpone the July meeting to July 13 due to the holiday. There being no objections, the meeting will start at 9 a.m. on July 13 in the Day Lodge.

Ken said we need to decide on what to do about Eli's contract for the dumpster location at the next meeting, since the present contract will expire July 31.

MOTION, ROSIE; SECOND, ED:

Rosie made the motion that we hire a deputy, which Clarence will select, for June 29, July 4 & 5, between 8 p.m. and 4 a.m. to patrol for ANY violations.--UNAN

MOTION, ROSIE; SECOND, PRISCILLA:

Move we pay deputies at \$55.00 per nite for the deputy to cover his time and his gasoline. UNAN

Clarence said he has the recreation area light poles donated, but we need to hire someone to haul them. There are 10 poles of whatever length we want. Ken approved a hauling fee if it is reasonable.

MOTION, PRISCILLA; SECOND, LARRY:

Move we authorize Clarence and Doug to arrange for a truck at a reasonable cost. UNAN

Meeting adjourned at 2:15 p.m.

Respectfully submitted,

*Rosie Minyard*  
Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION, INC.  
MINUTES OF BOARD OF DIRECTORS  
JULY 13, 1991 MEETING

The regular stated meeting of Wildridge Association, Inc. 1991 Board of Directors was held Saturday, July 13, 1991, having been postponed from July 6 due to the holiday weekend crowd at camp. The meeting was called to order at 9:05 a.m. by President Bill Schmelz, with Directors Clarence Switzer, Ken Burge, Rosie Minyard, Larry Morris and Priscilla Stevens and Manager Doug Boone present.

SECRETARY'S REPORT:

MOTION-CLARENCE, SECOND-LARRY, UNAN: Dispense with reading of minutes.

MOTION-KEN, SECOND-PRISCILLA, UNAN: Accept minutes as submitted.

TREASURER'S REPORT:

1. Ken stated that we are as near on budget as he thought we would be at this time of year, and he is satisfied thus far.

2. Tree cutting income from November, 1989 has been completely paid.

3. Asked Rosie to obtain itemized invoices from Express Press and send to him for his files.

4. Explained that the Social Committee's portion of game income is not included in the financial statement, since it washes out on the books of record.

5. Our first trip to Small Claims Courts is Aug. 2, when we will have 9 claims for 1990 dues (in full or in part) heard. One of these leaseholders owes for four (4) years and one for three (3) years.

ROAD REPORT:

Clarence stated that the road work for this year is pretty much complete.

Security went pretty well over the 4th of July weekend, with only one complaint of a party that was shut down.

Rumors have been spread that the curfew had been lifted, and that is not so. Clarence asked that if we hear this, to be sure to let people know that we do have an 11 p.m. quiet time and curfew.

MANAGER'S REPORT:

1. The staff has repaired four water leaks.

2. We have installed the driveway at #256-257.

3. We had four (4) brown-outs (100 or 200 amps burned out) during the holiday weekend.

4. Our electric is rapidly reaching the point of "worn out" and we will one day need to re-place the entire electrical system.

5. We poured 1/2 inch of hot mix at #494.

6. Our new guard is Maynard Robinson, who will be the weekend daytime guard. He has asked that everyone stop at window until he is better able to identify leaseholders and regular visitors. He has been closing the gate if someone doesn't stop.

7. We definitely need new ULV rules which are more clearly stated and easier to understand by the campers.

8. Would like to request a pay raise for the maintenance/mowing crew:

MOTION-KEN, SECOND-CLARENCE, UNAN: Grant raises as requested by manager, since they were already proposed at that amount in the budget.

9. The Day Lodge is taking a real beating from the kids after 4 p.m. when manager leaves. Would suggest that we get a VIDEO surveillance camera for the game room (where money is stolen) and, if possible, in the big room (where the pool table is) where they congregate and roust about.

RESPONSE: BILL ASKED EACH OF US TO INVESTIGATE CAMCORDER PRICES.

10. We may have to close the pool on Aug. 23 and Aug. 26, since the guards will be unable to work on those days due to school opening. These are a Friday and a Monday, and unless we can hire a temporary guard with CPR certification for those two days, we will have to close the pool.

11. The crown vetch has grown up again on lot #714 and exceeds 13 inches high. The lot owner does not want it cut. What do you want me to do? BILL ASKED FOR A MOTION.

MOTION-ROSIE, SECOND-CLARENCE, UNAN: Any ground cover will be cut if over 60% of lot is 13 inches tall, except individually planted flowers and shrubs.

Clarence asked if we could cover those items needing his input so he could be excused to go to work. Bill agreed to change the order of business to accommodate Clarence and still get his opinions and vote where needed.

#### MISCELLANEOUS:

##### 1. Newsletter:

Newsletter will be out within the next couple of weeks, if directors get their information to Rosie. It takes her approximately a week (especially one week-end other than Board meeting week-end) after receipt of the information from us.

##### 2. Dumpsters:

The dumpster contract from Eli was submitted at the same price as last year and was read in its entirety for our approval or suggestions. The last paragraph provided some suggestions for the maintenance of the dumpsters, which we chose to delete since dumpster maintenance is the responsibility of our crew and/or the hauler.

MOTION-CLARENCE, SECOND-LARRY, UNAN: Accept Eli Snelling's dumpster space rental contract, after deletion of the last paragraph dealing with dumpster maintenance.

##### 3. Director Qualifications:

Bill stated that he had contacted the lawyer about the legal status of the Board if a director was not a lot owner. Since the by-laws state that directors must be leaseholders, we may not elect anyone other than a leaseholder to the Board of Directors; and any director who should cease to be a leaseholder of record would be required to resign.

##### 4. Director Assignments:

Clarence--Road Maintenance and Security Advisor  
Ken--Small Claims Court Representative  
Priscilla--Activities Director  
Larry--Buildings/Grounds Maintenance Advisor  
Rosie--Newsletter Editor

CLARENCE was excused to go to work.

5. Election and Survey Results:

(A)

There were 322 survey responses received, for a total of 45%. Of these, there were 4 unsigned and 1 blank, leaving 317 counted, with the following results:

Quest#	Topic	YES	NO
1a.	Adult Swim every other Saturday nite	95	195
1b.	Adult Swim another time	68	122
1c.	Adult Swim time recommended weekly	29	bi-wkly 34
2.	DELETED DUE TO CONFUSED WORDING		
3.	Speed bump installation	149	164
4a.	Want a camp directory	202	103
4b.	Willing to be listed in directory	234	69
5.	Block Captain Nominations	TOTAL	90
6.	Directors Nominated	TOTAL	48
7.	Improvement Recommendations	TOTAL	55
8.	Comments, Questions, Etc.	TOTAL	44

NOTE: Questions 7 & 8 had several recommendations, comments and questions that were offered by more than one respondent. Any topic repeated was counted only once, with tally of respondents on each.

(B)

Since there were no election results questioned, the final total of votes is as follows:

1.	Dennis Davis	73
2.	Gary Dennis	33
3.	Brad Hilgert	67
4.	Larry Morris	186
5.	Priscilla Stevens	150
6.	Tom Thompson	75

This would indicate that if, for any reason, one of the current directors needs to be replaced, Tom Thompson would be the first alternate; Dennis Davis, second alternate; Brad Hilgert, third alternate; and Gary Dennis, fourth alternate.

(C)

Joyce Rooze asked for a recount, in her presence, of the survey totals- particularly question 1 dealing with the Adult Swim. This request was refused on the basis that the survey cover sheet states, and it has always been the understanding, that these surveys were for the eyes of the Directors and their appointed committees only. Therefore, to allow access to the survey answers to anyone else would be a breach of confidence and trust.

(D)

The nomination of 90 leaseholders to serve the campers as Block Captain would appear to be tantamount to a mandate. For this reason, and since Rosie drew up the original plan with Harold Daum's assistance, Bill suggested that Rosie chair a "Block Captain Committee" consisting of Larry and Priscilla to prepare job descriptions and to prepare a layout containing more Block Captains with fewer lots to serve.

(E)

We would like Rosie to include a statement regarding the posting, in the Day Lodge, of the minutes, financial statements and tax returns after board approval and acceptance.

(F)

Bill has been able to purchase a welder for \$65.00 which needs some work, but will cost less than \$100.00 total including repairs.

FENCE AND GATES FOR MAINTENANCE LOTS:

We have obtained a price for the fence for the new maintenance lots, which will cost us a total of approximately \$3150.00 total if we accept this quoted price. The fence is a 6-foot chain link fence to be installed 5 feet from line, with roller gates 20 feet wide on County Road access.

MOTION-PRISCILLA, SECOND-LARRY, UNAN: Purchase the 6' chain link fence and gates as recommended at a cost of \$3150.00 to be installed on new maintenance area lots #256 and 257.

LABOR DAY PREPARATIONS: (to be included in newsletter)

Each year the pool is extremely crowded on Labor Day weekend, so we really need extra guards on Saturday, Sunday and Monday of that holiday. We also need an additional dumpster box and additional trash pick-up that week. We also need as many directors as possible to be here Labor Day weekend to relieve guards at gate for their coffee and "potty" breaks. This is necessary due to the tremendous traffic line while people sign in and out, and while awaiting the guard when there is no one there.

MOTION-KEN, SECOND-PRISCILLA, UNAN: Move we hire an extra life guard for Saturday, Sunday and Monday (Labor Day Weekend) with the hours and schedule to be at Doug's discretion, even if it involves paying overtime to our regular guards; also, that we order an extra dumpster with an extra pick-up Friday and Monday or Tuesday.

MEETING WITH SEWER COMPANY:

Ken and Bill met with the Sewer Company Board, President and Accountant to set up a line of communication for us. Bill received a letter from the Sewer Company attorneys, which leaves some more questions unanswered for us, for which we may need some legal advice.

MOTION-LARRY, SECOND-PRISCILLA, UNAN: Authorize Bill to hire an attorney for examination of our problems with the Sewer Company.

Bill showed us the proposal received from the Speciality Sewer Services, Inc. at Hazelwood, Missouri, which we will give a lot of consideration before making any commitments.

Next meeting will be Saturday, August 3 at 9 a.m. in the Day Lodge.

Meeting adjourned at 12:20 p.m.

*Rosie Minyard, Secty.*

WILDRIDGE ASSOCIATION, INC.  
MINUTES OF BOARD OF DIRECTORS  
AUGUST 3, 1991 MEETING

The regular stated meeting of Wildridge Association, Inc. 1991 Board of Directors was held Saturday, August 3, 1991. The meeting was called to order, by President, Bill Schmelz, at 9:00 a.m. with Directors Clarence Switzer, Ken Burge, Larry Morris, Priscilla Stevens, Ed Singleton and Manager Doug Boone in attendance. Due to the absence of Rosie Minyard, Secretary, Priscilla will keep the minutes.

SECRETARY'S REPORT:

MOTION-CLARENCE, SECOND-LARRY, UNAN: Dispense with reading of minutes, since we had all received and read a copy.

MOTION-KEN, SECOND-CLARENCE, UNAN: Accept minutes as submitted.

TREASURER'S REPORT:

1. Ken does not have financial statement from the bank as of this date, so did not have the financial statement for this month prepared.

2. Is working on budget for next year, will have out within the next ten (10) days, along with expected increases in expenses from August to December of this year and the actual expense of 1990.

3. Small claims court, August 2, 1991, lasted only about 15 minutes, due to the fact that none of the defendants showed up. Of the nine claims filed, three paid in full prior to court date, one couple will go to jail, with their bond set for amount owed. Judgement was granted against two others, one the Cook's have taken back, and two with address changes. 1991 suits to be filed in approximately ten days, consists of about twenty suits.

4. Ken talked with Ron Cook. They have two lots left, plus three or four more they are to take back, that the people owe 1991 dues on. He wanted to know if he takes them back, will we settle for \$350 (plus \$50 road assesement) per lot.

MOTION-CLARENCE, SECOND-LARRY, UNAN: We accept Cook's offer. Doug to contact Ron Cook to let him know we agreed to this.

Bill requested that everyone think about things that need to be done in the next year to five years, so we can consider these things when working on the budget.

SECURITY REPORT:

Everything seems to be running smoothly. Extra security will be arranged for Labor Day Weekend on Saturday and Sunday.

MAINTENANCE REPORT:

Larry submitted bids for the exit gate controls. Also reported that the work on the fence is in progress.

ACTIVITIES REPORT:

Priscilla reported that the social committee will hold the annual auction tonight, no bingo, a dance with a D.J. on August 17, bingo will be held. The last bingo of the season will be held on Saturday, August 31.

September 1, will be the third annual Nite at the Races, with Ken and Miriam Burge and Debbie and Max Pecore in charge of all arrangements. This has been the most successful of all activities

A request will be made to the social committee to consider buying plexiglass to cover the flag to protect it, a new piece of tufex for the building sign, and fans for the shelter house, tree 52" four or five blades.

MANAGER'S REPORT:

There have been two parties complaining again about the loud music at the pool. They are now threatening law suit.

Water Usage. There is water in the drain ditch by Carl Boehm's. Will take a sample to Jay Chin to see if city water or ground water.

Have the maintenance area fenced, all gates are in place and about half of blinding in. Will be finished Monday.

MISCELLANEOUS:

1. Bill sent the sewer company a letter stating they did not answer his letter about information as to where we stand on bond payment. They wanted Bill to contact their attorney. Bill contacted our attorney who advised not to, as the records are available to the public and we can petition them if we have to. Attorneys are handling this matter.

2. Replacement of culverts in lower section C.  
Bill has located used concrete pipe, which he can purchase for \$10 per section (\$150). He is trying to find someone to haul it (approx. \$300).

MOTION-KEN, SECOND-CLARENCE, UNAN: Bill proceed with purchase of pipe and contract for hauling, at a price reasonable in his judgement.

3. Electrical Maintenance:  
Propose that after Labor Day we set up a schedule and go through the whole park and check all receptacles and boxes.If

illegal hook-up or extra breakers are found, they will be disconnected. Make repairs, make all receptacles 30 amps per lot. Will not be started until people are notified, and to be completed by next spring.

MOTION-CLARENCE, SECOND-KEN, UNAN: Proceed, after Labor Day and after notification of lot owners, with the above proposal.

Next meeting will be Saturday, September 7, at 9 a.m. in the Day Lodge.

Meeting adjourned at 10:30 p.m.

# WildRidge

ASSOCIATION  
R. R. I  
BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 7 1991 9:00 AM

## AGENDA

- |             |  |
|-------------|--|
| R. MINYARD  | 1. READING OF MINUTES                            |
| K. BURGE    | 2. FINANCIAL REPORT<br>SMALL CLAIMS COURT        |
| C . SWITZER | 3. SECURITY<br>ROADS                             |
| P. STEVENS  | 4. SOCIAL ACTIVITIES                             |
| L. MORRIS   | 5. MAINTENANCE UPDATE                            |
| D. BOONE    | 6. MANAGERS REPORT                               |
|             | 7. SEWER PROBLEMS UPDATE                         |
|             | 8. ACCEPTANCE OF LOT #630<br>FOR PAYMENT OF DUES |
|             | 9. SECURITY VEHICLE                              |
|             | 10. NEW GUARD BUILDING                           |
|             | 11. 1992 BUDGET                                  |

WILDRIDGE ASSOCIATION, INC.  
MINUTES OF SEPTEMBER 7, 1991  
BOARD OF DIRECTORS MEETING

The regular stated meeting of the Wildridge Association, Inc. Board of Directors was held in the Day Lodge on Saturday, September 7, 1991. Present at 9:05 a.m., when President Bill Schmelz called the meeting to order, were Manager Doug Boone and Directors Clarence Switzer, Larry Morris, Ed Singleton, Ken Burge, Priscilla Stephens and Rosie Minyard.

SECRETARY REPORT:

MOTION--CLARENCE; SECOND, LARRY: Move we dispense with reading of minutes, advise secretary to make necessary typographical error corrections to copy submitted, and accept as corrected. UNAN

FINANCIAL REPORT:

Ken distributed copies of the financial statement to those who had not received theirs in the mail. Review indicated that utilities are up, probably due to greater number of campers this year. There are fifteen claims to be filed in court, which were held up due to the newsletter being late and containing a story regarding the proposed date to file. There are presently 50 lots on which dues has not been paid for this year.

SECURITY/ROADS REPORT:

Clarence reported that security is going well, although there is much concern about bicycles and ULV's being used at night with no lights.

There has been no road improvement activity this month.

SOCIAL/RECREATION REPORT:

Priscilla reports that the Social Committee has held their annual election, resulting in President Lil Alderson and Secretary Pat Morris again this year. They are obtaining prices on a cover for the pool. Other plans include improvement in the acoustics, and possibly purchasing paint for the Day Lodge. It was suggested that they might want to paint the bottom half of the wall a dark color, since it gets so many chair and heel marks during the year. Board agrees to this.

MAINTENANCE REPORT:

Larry suggested we build a lift station dam, using cement blocks. He will look into this.

Brad Hilgert has lined the ditch at his lot with rip-rap and concrete, and it looks great. Brad should be commended for this good job.

MANAGER'S REPORT:

The pool had to be closed one day due to a swimmer getting an electrical shock while swimming. The source was located and the problem alleviated.

On August 6 there was an attempted break-in reported, but Larry and Doug both checked it out and found no sign of forced entry anywhere on, or within, the property.

Nov. 3 will be the last day for the summer crew.

Water will be shut off on Nov. 4.

Electric will be shut off Dec. 2

Doug needs some official action regarding off-season electric for campers, for a determination regarding 24-hour security during the off-season, and a date to officially begin the winter season.

MOTION--CLARENCE; SECOND--ED:

Move electric for off-season campers may be turned on for a maximum of ten (10) days, to be followed by a shut-off for a minimum of five (5) days per request. UNAN

Also move we start winter hours on Nov. 1, 1991, with 24-hour security to begin on that date. UNAN

Doug's suggestions of needs for 1992 season:

New (or used) vehicle, preferably another pick-up truck. This one is shot, and we might be able to remove the license, junk the title, and use it occasionally within the grounds when we can get it to run.

Bigger, better insulated and better equipped guard house with bathroom at gate.

Monitoring system for Day Lodge big room and game room, if possible. Prefer a video camera system to provide substantiation of claims of vandalism, misbehavior, etc.

Ventilation system for shower house.

New floor in shower house.

Ken added the weather warning system to the above list.

MISCELLANEOUS:

The frame is up for the entire fence row to be included this year.

Bill wants permission to pursue the legal means to obtain the Sewer Company's financial records pertinent to our account, if we are not able to obtain this information without a lawsuit.

MOTION--PRISCILLA; SECOND--CLARENCE:

Move we authorize Bill Schmelz to use whatever legal means necessary to obtain the Sewer Company books/records pertinent to Wildridge business, back to the documentation which originated our alleged obligation to them. UNAN

Bill wants Rosie and her committee to get busy on the Block Captain project, including job descriptions, and possibly more captains with constituency consisting of fewer lots per captain.

Bill suggested that we will need to work on the proposed Rule Books if we hope to have them finalized and ready for the March opening.

Ken reported that we have been asked to take acquisition of Lot #630 in lieu of money due, and he needs to know our decision.

MOTION--LARRY; SECOND--ED: Move that at this time, we should deny acquisition of Lot #630 in lieu of money due. UNAN

MOTION--CLARENCE; SECOND--LARRY:

Move we authorize Ken Burge to pursue legal action for collection of all money due from Mr. & Mrs. McCubbin, lot #630. UNAN

MOTION--CLARENCE; SECOND--PRISCILLA:

Move we look at and purchase vehicle, if we can get one for a maximum of \$5000.00, with each director shopping and reporting any interesting possibility to the office no later than Thursday, Sept. 12. UNAN

Doug and Bill have been considering the possibility of asking Wally to continue throughout the winter as full time maintenance man. It is suggested that we really need to complete as much maintenance as we can during the off-season, and we are planning to check (and replace where necessary) the electric at each lot this year.

The construction of a new guard shack was extensive, with some thinking it would be best to hire it built, and others of the opinion that we would be better off to keep Wally on full-time and let him and Doug build the shack. There have been no estimates obtained, but Wally and Doug had drawn and submitted some proposed plans that they think they could build themselves rather reasonably.

MOTION--CLARENCE; SECOND--LARRY:

Move we table full time maintenance until next month. UNAN

MOTION--ROSIE; SECOND--PRISCILLA:

Move we table the guard shack decision until next month, during which time we will obtain bids and estimates. UNAN

Doug was excused, and Ken submitted his proposed budget for 1992.

MOTION--ROSIE; SECOND--CLARENCE:

Move we accept the budget as submitted, with reservation on the full-time status of the maintenance man. UNAN

Next meeting will be Saturday, Oct. 5, at 9:00 a.m.

Adjourned at 12:50 p.m.

Respectfully submitted,



Rosie Minyard, Secretary

WILDRIDGE ASSOCIATION

COMPLAINT/SUGGESTIONS

TO THE OFFICERS AND BOARD OF WILDRIDGE ASSOCIATION:

FROM Jerry W. Newton ← LOT NO. 500 499,498

COMPLAINT AND/OR SUGGESTION: Move all of level or  
Retaining wall dirt & rip rap out of the ditch  
that holds water back on the above 3 lots.  
Remove all dirt down to natural elevations  
& sow grass so we can keep our lots mowed  
& looking nice, then maybe install another sewer  
pipe under road & then give us a little block-  
top like the Hill road.

IN ORDER TO CORRECT THE ABOVE SITUATION, I SUGGEST YOU: use

1 - Back-hoe & open.

1 - dump truck & open.

1 - load of top-soil to spread along ditch.

500 lbs grass seed.

take dirt & rock some-where else & use it  
in wash-outs. "Please help before the next Big  
Rain-fall."

Jerry W. Newton  
SIGNATURE

8-30-91  
DATE

WILDRIDGE ASSOCIATION

COMPLAINT/SUGGESTIONS

TO THE OFFICERS AND BOARD OF WILDRIDGE ASSOCIATION:

FROM Jerry W. Newton

LOT NO. 500

COMPLAINT AND/OR SUGGESTION: Please remove down in  
front of lot 499-498 + 500 & put grade  
level with road-way before the rains start  
As we have complained before this holding  
Pond, slow, eye-sore or what ever you want  
to call it is blocking our property & we  
would like it moved away & let water run  
over road-way in its natural course.

\* Please Check electrical Box at lot 500, Keeping out debris.

IN ORDER TO CORRECT THE ABOVE SITUATION, I SUGGEST YOU:

1- Back hoe - 8 hrs

1- End dump - 8 hrs

2 men - 16 "

Have rocks & dirt & dump it in a wash-out  
or what ever.

Jerry W. Newton  
SIGNATURE

9-14-91  
DATE

WILDRIDGE ASSOCIATION

COMPLAINT/SUGGESTIONS

TO THE OFFICERS AND BOARD OF WILDRIDGE ASSOCIATION:

FROM Ted Bennett

LOT NO. 454

COMPLAINT AND/OR SUGGESTION: We purchased our lot with the understanding that we had one 30 amp circuit for campers and one 20 amp circuit for outside. We don't think you have the right to come on our property and change things without our permission.

IN ORDER TO CORRECT THE ABOVE SITUATION, I SUGGEST YOU:

Leave electricity as is. Do Not Change.

Ted Bennett  
SIGNATURE

9/25/91  
DATE

# WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

LOT 630  
JOHN B. AND GLENNA B. MCCUBBIN

Amount owed Wildridge Association Inc.

	<u>DUES</u>	<u>ROADS</u>	<u>MOWING</u>	<u>TREE REMOVAL</u>	<u>COURT FEE</u>	<u>INTEREST</u>
1987	\$ 300.00	-0-	\$ 30.00		\$ 30.00	\$ 99.00
1988	300.00	-0-	45.00		30.00	90.00
1989	340.00	\$ 52.94	15.00	\$160.00	30.00	-
1990	295.00	50.00	-	-	30.00	-
1991	385.00	52.52	100.00	-	30.00	-
<hr/>						
<u>TOTALS:</u>	\$ 1,620.00	\$ 155.46	190.00	160.00	150.00	189.00

Total \$ 2,464.46

365.54

Additional interest to Nov. 15, 1991

TOTAL: \$ 2,830.00

Offers \$ 1,300.00 plus his lot #630.

  
Kenneth J. Burge

Treasurer

September 28, 1991

WILDRIDGE ASSOCIATION

COMPLAINT/SUGGESTIONS

TO THE OFFICERS AND BOARD OF WILDRIDGE ASSOCIATION:

FROM Karl J. Boehm

LOT NO. 407-408

COMPLAINT AND/OR SUGGESTION:

In regard to the  
utility bill, check on how many have  
brought in washers and dryers and are in  
use, also the air ~~conditioners~~ conditioners that is  
left on or is run all time by over staying here all  
time, people sprinkling all night long plus letting  
water run down the street while at it.

IN ORDER TO CORRECT THE ABOVE SITUATION, I SUGGEST YOU:

The manager  
and the board keep an eye open for this if  
they are found guilty on any of this let them  
change their ways and not think about the  
interest of others for everybody to help pay  
for the ones that want to hog it all

Karl J. Boehm 8-27-91  
SIGNATURE DATE

To save on electricity it would help if people who have outside lights that come on each evening and stay on all night (even when they aren't there - 7 day a week) would turn them off.

September 26, 1991

Mr. Kenneth J. Burge, Treasurer  
Wildridge Association, Inc.  
R.R.1  
Birdseye, In. 47513

Re: Lot 630 - Wildridge

Dear Mr. Burge:

I wish to thank the Association board of directors for their consideration of my offer. I am disappointed that it was not acceptable and would like to find a compromise that will be acceptable.

I agree that the lot's value is not adequate to satisfy the debt. I tried, unsuccessfully, to sell two years ago and it has only been recently that there has been any movement in the market for these lots. Until July 1991 the original bank note had not been retired and I was in no position to sell at a price that would not satisfy the debts to the bank and the Association.

I want you and the Board to know that I am not one who tries to avoid his responsibilities. When we bought the lot we had dreams of relaxation and fellowship with our neighbors. Those dreams vanished quickly. In the past five years I have experienced several financial set-backs and unexpected obligations. My resources have been stretched very thin and I have been struggling to keep my head above water. Surely the Board can appreciate my predicament as it can happen to anyone. I apologize for my lack of communication with the Association, frankly, I was scared, I just did not know how I could deal with another debt.

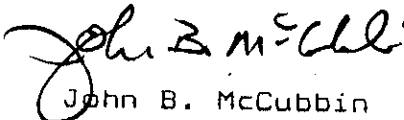
I have calculated the principal plus interest to be approximately \$2830.00 as of September 30, 1991. I believe that I can raise \$1300.00 by mid-November 1991. Please consider a settlement offer of the lot and the \$1300.00. The lot's value is between \$2000 and \$2500, that would allow the Association to recover the balance of the debt and pay any selling fees. I must find a way to stop the continuing accumulation of interest and dues.

Please note that while I never appeared in Crawford County Court or otherwise corresponded with you; I always received, accepted and signed for every certified letter sent to me, which I have kept.

Please postpone the collection proceedings until the Board has an opportunity to review this offer. I understand that the Board has a responsibility to the Association and none to me. I desperately want to negotiate a settlement that I can fulfill and that will serve the interests of the Association.

I will be contacting Mr. Saho, today, and providing him a copy of this letter.

Sincerely

  
John B. McCubbin

cc: Mr. Paul H. Saho, Attorney  
10310 Dixie Highway  
Louisville, Ky. 40272

cc: Mr. Kenneth J. Burge ✓  
10203 Eve-Adam Drive  
Louisville, Ky. 40272

# WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC  
BOARD OF DIRECTORS MEETING  
OCTOBER 5 1991 9:00 AM

## AGENDA

- |            |   |
|------------|---|
| R. MINYARD | 1. READING OF MINUTES                     |
| K. BURGE   | 2. FINANCIAL REPORT<br>SMALL CLAIMS COURT |
| P. STEVENS | 3. SOCIAL ACTIVITIES                      |
| L. MORRIS  | 4. MAINTENANCE UPDATE                     |
| C. SWITZER | 5. SECURITY REPORT                        |
| D. BOONE   | 6. MANAGERS REPORT                        |
|            | 7. SEWER PROBLEMS UPDATE                  |
|            | 8. LOT 630                                |
|            | 9. FULL TIME MAINTENANCE                  |
|            | 10. NEW GUARD BUILDING                    |

WILDRIDGE ASSOCIATION, INC.  
MINUTES OF BOARD OF DIRECTORS  
OCTOBER 5, 1991 MEETING

The regular stated meeting of Wildridge Association, Inc. 1991 Board of Directors was held Saturday, October 5, 1991. The meeting was called to order, by President, Bill Schmelz at 9:05 a.m. with Directors Clarence Switzer, Ken Burge, Larry Morris, Priscilla Stevens, Ed Singleton and Manager Doug Boone in attendance. Rosie Minyard, Secretary was unable to attend, therefore, the minutes were kept by Priscilla Stevens.

SECRETARY'S REPORT:

Everyone had received a copy of the secretary's report.

MOTION-CLARENCE, SECOND-LARRY, UNAN: Accept minutes as submitted.

TREASURER'S REPORT:

1. Ken pointed out that according to financial statement water and sewer bills are up.

2. Our next court date will be November 8, 1991, with about 25 cases being filed. The next date after that is December 6, 1991. We now have to send 5 copies of everything we send to the court.

3. Letters will go out 1st of November to members for next years dues and road fees. Dues, grass mowing and road assessment are the same as last year.

Clarence stated that he could not stay for entire meeting, so asked if we could take care of things he needed to be here for first.

MANAGER'S REPORT:

1. Doug would like to thank Ken and Clarence for finding truck and mechanic work on old truck. He would like to take the camper shell off the new truck to keep from blocking view when guard is making rounds.

2. Clarence paid for the repairs on the old truck. Parts came to approximately \$85.00.

MOTION-LARRY, SECOND-ED, UNAN: Reimburse Clarence for parts.

3. This years installation of the fence has been completed.

4. The games have been removed because of being broken into. This has happened about 6 times. Loss is estimated at approximately \$300 this time. Over summer is estimated \$600.

5. Will start checking electric service after shut-off. Doug's proposal is that the first seven inspected be those of the board of directors.

6. Will be at budget on mowing, October 18th. Will lay off crew at that time. Wally will work until December 1st.

7. Trash bids must be in by November 30th from anyone interested in hauling.

MISCELLANEOUS:

1. Bill has received a letter from the owner of lot 630 making an offer.

MOTION-CLARENCE, SECOND-LARRY, UNAN: Have lawyer contact party and tell them we cannot accept their offer.

2. Full time maintenance man, year round.

MOTION-CLARENCE, SECOND-LARRY, UNAN: Due to lack of finances, should not be done this year.

3. Guard Building - At the present time there are no funds with which to build. We have proposals which we need to study and make a decision, in the next couple of months as to what we will build. Can be contingent on funds, to be built when we can. Ken suggested we earmark money from lots sold for this project. Bill entertained a motion to table until next meeting.

MOTION-KEN, SECOND-CLARENCE, UNAN:

4. Amendment: Full time ~~management~~<sup>MAINTENANCE</sup>. If work load become to heavy for Doug to do alone or an emergency arises, he may call in a maintenance man at his discretion.

MOTION-CLARENCE, SECOND-LARRY, UNAN:

5. Will not be able to have the stated meeting on the first Saturday of November. Will be held on the second Saturday if we have a quorum

Clarence was excused at this time.

6. Sewer- The sewer company lawyers were again contacted. They have informed Bill they are getting records together. Our lawyer suggested we give the approximately 30 days, to come up with something. If not we will be forced to file suit.

7. Bill will answer letters of complaint/suggestion.

8. Bill will contact Rosie in regard to block captain program.

Meeting adjourned at 11:00 a.m.

WILDRIDGE ASSOCIATION, INC.  
MINUTES OF BOARD OF DIRECTORS  
DECEMBER 14, 1991 MEETING

Meeting of the Wildridge Association, Inc. 1991 Board of Directors was held Saturday, December 14, 1991. The meeting was called to order at 10:00 a.m. by President Bill Schmelz, with Directors Ken Burge, Larry Morris, Priscilla Stevens and Manager Doug Boone in attendance. Rosie Minyard, Secretary could not be present at the start of the meeting, so the minutes were kept by Priscilla Stevens.

**SECRETARY'S REPORT:**

Each member had received a copy of the secretary's report.

MOTION-KEN, SECOND-LARRY, UNAN: Accept minutes as submitted.

**TREASURER'S REPORT:**

During the September meeting, a motion was made and approved by the board to pay a bonus to all full time employees of 1991, payment to be made on December 5, 1991. This was left out of the September minutes, so as to be a surprise to the employees.

Ken reported that he has fourteen court cases scheduled for January 10, 1992. Court cases for 1992 will be filed last of May for court dates in July.

**MANAGER'S REPORT:**

Wally is working at Doug's discretion, four days per week, in order to inspect and correct any problems in the electrical service. Section A is fully inspected and repaired. They are now working in section B. Will all be finished by the end of January, weather permitting, at which time Wally will be laid off.

The turn on dates for the utilities, weather permitting, will be: Electric, March 2nd  
Water, March 30th

**MISCELLANEOUS:**

1. Bill is still trying to find out from the sewer company what we owe them. We will go to court if he is not given a satisfactory answer.

2. The roads will <sup>Not</sup> be finished in 1992. Doug has an estimate from Oxley, on the cost to finish, of \$75,000.

3. Guard Building-Bill appointed a committee of Ken, Larry and Doug to plan and draw up specs on a new guard house and submit them to the board.

4. Trash-Ken made a proposal that we prepare lots 256-257 for the dumpsters, to bring them in as early as possible in 1992, to test to determine if we can control odor, as in the very near future, law will require everyone have dumpsters

contained on their own property.  
MOTION-KEN, SECOND-PRISCILLA, UNAN.

MOTION-LARRY, SECOND-PRISCILLA, UNAN:  
Accept bid from Waste Management for trash pick-up starting  
January 1, 1992.

Meeting adjourned at 12:15 p.m.