

**Motions Passed
1995**

Call employee back and approve purchase of materials	Feb 18
Purchase of lots 1 & 2 for common grounds use	Feb 18
Advertising Wildridge	March 4
Insurance on new & old maintenance buildings	March 4
New building regulations	March 4
Certified Wastewater Consultants to inspect & test sewer system	March 4
Bill Schmelz & Ken Burge to represent Wildridge with lawyers regarding Wildridge vs. Patoka Lake Regional Water & Sewer District	April 8
Loan to Dust Committee of \$3,000.00	May 13
Extra security for Holidays	May 13
Return of lot 654 to owner	May 13
Sewer loan	May 13
Purchase of basketball goal	June 3
Ditch repair lot 480	July 8
Sale of lot 558	July 8
Survey for Fish Cleaning Station and keeping Shower house open in winter	July 8
Sale of lot 558	Aug 5
Sale of lot 595	Sept 9
Sale of lot 2	Sept 9
Rumpke Trash pick up bid	Oct 7
Leave shower house open through November	Oct 7
Repair of swimming pool	Oct 7
Open board meetings	Oct 7

24 hour security year round	Oct 7
\$25.00 increase in dues	Oct. 7
Bad check fee of \$20.00	Nov 4
Marking of lot numbers	Nov 4
Interim Treasurer	Nov 4
Employee Christmas bonus	Nov 4

**Motions Passed
1996**

Reinstatement of Ken Burge as Treasurer	Feb. 3
Prices for lots 487,564,577,631,552,558,595 & 574	Feb. 3
Lot transfer fee increase	Feb. 3
Increase fee for lost or additional gate cards	Feb. 3
Vending machine prices	Feb. 3
Red/Blue light for security truck	Apr. 6
Request for Andy to hook onto Wildridge sewer system	May 11
Price for lot # 2	May 11
Sale of lots 595 & 564	May 11
Purchase of plaque for Ken Burge	June 8
Work on parking lot at lot # 1	June 8
Sale of lot # 2	July 13
Rip Rap on lot 498	Aug 3
Ditch repair lot 594-595-619	Aug 3
Sale of lot 558	Aug 10

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 18, 1995

The February meeting of Wildridge Association, Board of Directors, was held on Saturday, February 18, 1995 in the Day Lodge. The meeting was called to order at 9:10 AM, by President Bill Schmelz. Present were Directors, Bill Schmelz, Forrest Timberlake, Eddie Hancock, Clarence Switzer and Manager Doug Boone. Ken Burge was reported working, Priscilla Stevens and Ed Singleton were in Florida. All were excused.

After discovering that Priscilla was absent and noting Clarence was already Vice President and neither Forrest or Eddie could write and talk at the same time, Bill decided to muzzle Forrest for the day and ask him to be acting secretary.

SECRETARY:

The secretary's report for November 5, 1994 was distributed and read.

MOTION: Clarence Switzer; **SECOND:** Eddie Hancock; Accept the minutes as written. Unan: Carried.

TREASURER:

Ken was absent so no treasurer's report was given.

MANAGER:

Doug reported a theft on Lot #658. Also he had requests for about 100 electric turn ons this winter and that the new 1995 Guest Cards were in and ready to be distributed. Same policy as last year. A catch basin on Lot #627 was discussed and was voted no at this time.

Joe Murphy Lot #84 has donated a ping pong table and accessories to the Association. (THANKS to Joe.)

Doug ask for permission to meet with Certified Wastewater Consultants INC. to discuss remedies to our surface water infiltration problem.

Doug also ask about checking on advertising Lots for sale in several News Papers such as Evansville, Terre Haute, Indianapolis and Louisville.

Board said YES to both.

MOTION: Clarence; **SECOND:** Eddie; Call Wally back to work early so work could begin on maintenance building, fence, ETC. Also to OK Doug to purchase materials needed. Unan: Carried.

A discussion on the purchase of Lots #1 and #2 for the purpose of parking and installation of another entrance gate was held. Motion: Eddie; Second: Clarence; Purchase Lots 1 and 2 for \$8500 or less. Because of the amount of money

and the absence of three Board Members, President Bill Schmelz was also asked to vote. Motion carried; 4 to 0.

A letter was received from the owner of Lot #613. A letter will be sent to the lot owner about the discussion.

Because all business was completed, Forrest at this time took a short break from writing to make a Motion to adjourn;
Second: Clarence; Meeting adjourned 10:20 AM.

The next meeting will be held March 4, 1995, at 9:00 AM (Wildridge time) at the Day Lodge.

Respectfully submitted,

Forrest Timberlake
Wildridge Association Board of Directors

EMISON DOOLITTLE KOLB & ROELLEN

LAWYERS

801 BUSSEY STREET

P. O. BOX 215

VINCENNES, INDIANA 47591-0215

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RABBI EMISON
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* ADMITTED IN INDIANA & ILLINOIS

20 January 1995

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Re Wildridge Association, Inc. v
Patoka Lake Regional Water and Sewer District
NO. 19C01-9211-CP-289(V)

Gentlemen

This letter is to report the conditions for mediation and to assist you and your clients understand the nature, cost and terms. Mediation will be conducted pursuant to ADR Rule 2.7.

I am a lawyer, but I will not give legal advice while mediator. I am employed to assist you and your clients reach settlement. Appearance of counsel who will try the case and clients is required. Also required are representatives with full authority to settle without the need to consult with anyone not present at the conference. An exception to attendance of a decision maker at the mediation may require the court's approval.

Mediation is subject to the confidentiality requirements of ADR Rule 2.12. Under that rule, the mediator is not subject to process requiring the disclosure of any matter discussed during a mediation as all matters are confidential and privileged.

A mediator is not a judge, and I am not employed to make a decision for the parties. ADR Rule 1.5 provides immunity and protection for suits for damages as is provided to a judge.

COPY

David L. Clark, Esq.
Michael K. Phillips, Esq.
20 January 1995
Page 2

I will be paid at the rate of \$100.00 an hour. I assume that the parties will share the mediation costs equally so an invoice for one-half of the mediation cost will be sent to each lawyer. This contract for mediation is with you and your respective firms. Mediation costs are to be paid in full within thirty (30) days after the close of mediation. If mediation is canceled for any reason, there is a minimum charge of \$200.00.

There is no time, day or place selected for mediation which will be agreed later.

When the date is selected, I will request a confidential statement of the case from each of you no later than seven (7) days prior to the mediation conference. The confidential statement should conform to the requirements of ADR R 2.7(C). The confidential statement can be plain and candid addressing the strength and weakness of your client's since it is confidential. The Plaintiff should provide me with copies of the Complaint and Answer. Copies of any other documents or exhibits may be sent with the confidential statement or brought to the mediation conference for display. There is wide latitude in the material and exhibits that can be used, and I would encourage you to take advantage of this.

Sincerely yours

RE:sds

COPY



ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC

BOARD OF DIRECTORS MEETING

MARCH 4, 1995

AGENDA

- | | |
|--------------|---|
| F Timberlake | 1. Reading of Minutes |
| K Burge | 2. Financial Report
Small Claims Court |
| D Boone | 3. Managers Report |
| | 4. Updates:
a. Electric on
b. Lots 1 & 2
c. Wildridge Directories
d. Maintenance Building |
| | 5. Building Code Revisions |
| | 6. Sewer Inspection |

Note: Next board meeting will be on April 8, 1995 at 9:00 AM
(Wildridge time)

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 4, 1995

The March meeting of Wildridge Association, Board of Directors, was held on Saturday, March 4, 1995 in the Day Lodge. The meeting was called to order at 9:02 AM, by President Bill Schmelz. Present were Directors, Bill Schmelz, Forrest Timberlake, Eddie Hancock, Kenneth Burge and Manager Doug Boone. Priscilla Stevens and Ed Singleton are in Florida. Clarence Switzer was also absent.

Bill, after looking back and discovering that the February meeting only lasted one hour and ten minutes decided this was probably due to the fact that Forrest was too busy as acting secretary to talk and immediately ask him to do this again.

SECRETARY:

The secretary's report for February 18, 1995 was distributed and read.

MOTION: Eddie Hancock; SECOND: Ken Burge; Accept the minutes as written. Vote three for, One abstained.

TREASURER:

Ken Burge distributed February operating statement. Ken reported regular expenses were running about as they were a year ago at this time he didn't see any financial problems. Ken also reported as of February 3, 1995 there was only \$135 outstanding for 1993 and \$3600 outstanding for 1994.

MANAGER:

Doug reported that Wally was back to work and that the new maintenance building nearing completion on the inside.

The electric was turned on as of March 1st and no major problems have been detected yet.

Advertising Wildridge in regional news papers was discussed.

Motion: Eddie; Second: Ken: To run adds in Louisville, Evansville and Indianapolis papers. (March 15 to April 15.)

Unan: Carried

Insurance on the new and old maintenance buildings was discussed. Motion: Ken; Second: Eddie; To put Insurance on both buildings. (\$10,000 on new blg., \$10,000 on contents and \$5,000 on old blg.) Unan: Carried.

UPDATES:

Lots 1 and 2 have been purchased by Wildridge Association.

The new 1995 Wildridge Directories are finished and available in the office. Thanks to Doug and Forrest for their work.

New building regulations were read and discussed. Motion:


Ken; Second: Eddie; Except new building regulations as written. Unan: Carried.

Motion: Ken; Second: Eddie; To have Certified Wastewater Consultants INC. begin inspection and testing of Wildridge Sewer system for leaks. (Cost approximately \$4100.) Unan: Carried.

Motion: Forrest; Second: Eddie; Adjourn meeting at 10:48 AM.

The next meeting will be held April 8, 1995, at 9:00 AM (Wildridge time) at the Day Lodge.

Respectfully submitted,



Forrest Timberlake

Wildridge Association Board of Directors

WildRidge ASSOCIATION

R. R. 1
BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC
BOARD OF DIRECTORS MEETING
APRIL 8, 1995

AGENDA

- | | |
|--------------|---|
| F Timberlake | 1. Reading of Minutes |
| K Burge | 2. Financial Report
Small Claims Court |
| D Boone | 3. Managers Report |
| | 4. Updates: |
| | a. Water on |
| | 5. Sewer suit |

Note: Next board meeting will be on May 13, 1995, at 8:00 AM

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 8, 1995

The April meeting of the Wildridge Association Board of Directors was held on Saturday, April 8, 1995 at the Day Lodge. Present were Directors Clarence Switzer, Ken Burge, Forrest Timberlake, Eddie Hancock, Priscilla Stevens, Bill Schmelz and Manager Doug Boone. Ed Singleton is in Florida.

The meeting was called to order at 9:00 a.m. by President, Bill Schmelz.

SECRETARY:

The minutes of the last meeting were presented by Forrest Timberlake.

MOTION: Clarence Switzer; SECOND: Eddie Hancock; Accept minutes as written. Unan; carried.

TREASURER:

Ken distributed the financial statement, and it was discussed. Dues are coming in a little ahead of last year.

Small Claims Court - The next date will be May 12, 1995. All dues prior to 1994 have now been collected and there is less than three thousand dollars out for 1994.

MANAGER:

Doug reported that the 1995 season is now underway.

Security has been cut back to 16 hrs. per day.

The shower house was opened on March 24th.

Water is on, with the exception of 11 lots which have leaks.

One new maintenance man has been hired and we will probably need to hire one more when mowing begins in full swing. We have 94 lots, which have sent their money, to be mowed, to this date.

Lift station #2 broke down. These repairs have been made and it is back in operation.

Jay Chem was contacted about the paint not staying on the pool last summer after it was newly painted. They will order paint so that it can be repainted. This will be at no cost to Wildridge.

Doug contacted Certified Wastewater Consultants Inc. about inspection of the sewer system for leaks. They will do it during this season.

The newspaper ads for lots in Wildridge has run in regional papers. Doug felt we had some response to these ads.

MOTION: Eddie Hancock; SECOND: Clarence Switzer; Run these ads for another month. Unan; carried.

Bill has received letters from the lawyers on the Sewer suit. There has been a date set for a mediation meeting. It will


be on April 26, 1995, at 9:15 A.M. at the office of Emison Doolittle Kold & Roellgen in Vincennes, Indiana. Bill Schmelz and Ken Burge will attend.

MOTION: Eddie Hancock; SECOND: Clarence Switzer; Bill and Ken shall have authority to make decisions they feel comfortable with, if a settlement is offered.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; Meeting adjourn. Unan; carried.

The next meeting will be on Saturday, May 13, 1995, at 8:00 a.m. at the Day Lodge.

Respectfully Submitted,



Priscilla R. Stevens, Secretary
Wildridge Association Board of Directors



ASSOCIATION

R. R. I

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC
BOARD OF DIRECTORS MEETING

AGENDA

- | | |
|-----------|---|
| P Stevens | 1. Reading of Minutes |
| K Burge | 2. Financial Report
Small Claims Court |
| D Boone | 3. Managers Report |
| | 4. <u>Up-dates</u> |
| | a. Lot Sales |
| | b. Dust fund |
| | c. Put-put course |
| | 5. Employee Breakfast |
| | 6. Lot 654 |
| | 7. Pool |
| | 8. Cruising |
| | 9. Survey |
| | 10. Sewer Suit |

NOTE: Next board meeting will be June 3, 1995 at 9:00 AM.

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 13, 1995

The May meeting of the Wildridge Association Board of Directors, was held on Saturday, May 13, 1995, at the Day Lodge. The meeting was called to order at 8:04 AM, by President, Bill Schmelz. All Directors, and Manager Doug Boone were present.

SECRETARY:

The minutes were distributed and read. MOTION: Forrest Timberlake; SECOND: Eddie Hancock; Accept minutes as written. Unan; carried.

TREASURER:

Ken Burge passed out and discussed the Treasurer's Report. He also advised the board that he had been in Small Claims Court, yesterday, May 12th. There are only four members who still owe 1994 dues.

MANAGER:

Sewers-Doug reported that Certified Waste Water Management will smoke the sewer system when the ground is dry, and inspect the manholes.

Lifeguards-Two lifeguards have been hired for the 1995 season, 20 hours each per week, and an ad run for another one.

Pool-The pool is being repaired, but will need to have dry weather in order to get it finished for Memorial Day Weekend. It has two major cracks up the sides. It has been patched, but will need extensive repairs soon. We would like to get estimates from several pool companies, as to what needs be done and the cost. Doug would like to have interested pool contractors contact him before May 23rd, prior to filling the pool for the summer.

Lot Sales-Over twenty-five lots have changed owners this year.

Dust Fund-The board received a letter from Jackie Arman, on behalf of the Dust Fund Committee, asking for a loan of \$3000.00, interest free, to be paid back as soon as possible, through fund raising programs and donations. The total amount raised so far is \$5,800.00. The county increased the cost to \$9,000.00, due to an increase in the cost of the materials.

MOTION: Clarence; SECOND: Ed; Loan the Dust Committee \$3,000.00, interest free, to be paid back as soon as possible. Unan; carried.

Putt-Putt Golf Course-Is being repaired, with new carpet, side boards, and whatever else needs mending. The finishing of this project in time for Memorial Day Weekend, also depends on the weather.

Holiday Security-Extra security was discussed for holiday weekends, the same as we have had in previous years.
MOTION:Clarence; SECOND: Ed; Hire an extra guard to patrol from 8:00 PM till 4:00 AM, Saturday and Sunday, Memorial Day, Saturday, Sunday and Monday, 4th of July, and Saturday and Sunday Labor Day. Unan; carried.

Lot 654-This lot was given back to the association last year. The lot had been given to the member by her parents, who were not notified that she was returning it to Wildridge. They would like to pay outstanding dues and have it back.

MOTION:Forrest; SECOND:Eddie; If the party will pay 1994 dues, 1995 dues, 1994 road fund, 1995 contingency fund, and mowing for 1994, a total of \$1,015.00, the lot will be returned to them. Unan; carried.

Sewer Suit-See letter, addition to minutes.

MOTION:Forrest; SECOND: Clarence; Bill and Ken negotiate for a loan, between \$245,000-\$300,000, with whichever bank gives best rates. Unan; carried.

Employee Breakfast-Will be held on Saturday, June 3, 1995 at 8:00 AM, in the Day Lodge, for board members and employees. The next meeting of the Board of Directors will follow at 9:00 AM.

MOTION:Forrest; SECOND:Eddie; meeting adjourn.

Respectfully submitted,



Priscilla R. Stevens, Secretary
Wildridge Association, Inc.
Board of Directors

WildRidge

ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC
BOARD OF DIRECTORS MEETING

AGENDA

- | | |
|-----------|-----------------------|
| P Stevens | 1. Reading of Minutes |
| K Burge | 2. Financial Report |
| D Boone | 3. Managers Report |
| | 4. Updates: |
| | a. Golf Course |
| | b. Dust Fund |
| | c. Lot 654 |
| | 5. Loan |
| | 6. Tennis Court |
| | 7. Sewer Lines |

Note: Next Board Meeting will be July 8, 1995 at 9:00 AM

WILDRIDGE ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
JUNE 3, 1995

The scheduled June meeting of the Wildridge Association Board of Directors was held on Saturday June 3, 1995. Present were Directors, Ed Singleton, Ken Burge, Forrest Timberlake, Eddie Hancock, Priscilla Stevens, Bill Schmelz and Manager Doug Boone. Clarence Switzer was excused.

President Bill Schmelz called the meeting to order at 8.54 A.M.

SECRETARY:

The minutes were distributed and read.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; accept minutes as written. Unan; carried.

TREASURER:

There was no financial report, due to the early date of this meeting a bank statement has not been received this month. Ken will mail reports when they are ready.

Ken reported that there are 109 members who have not paid their 1995 dues. He will be in small claims court in August.

MANAGER:

Doug said that the holiday went well, with no major problems.

The pool was opened on schedule.

A new maintenance manager has been hired; Gillum Bayer.

The maintenance crew requested uniforms. There is an \$18.00 set up fee and the weekly rental is \$21.00. Board will consider this for the 1996 budget.

UPDATES:

The golf course did not get finished by Memorial Day Weekend due to weather and lack of volunteers.

Dust Fund Committee had a yard sale Memorial Day Weekend and raised \$1000.00 to pay on their loan from Wildridge. A check will be sent this week, June 3rd.

Lot #654 has been transferred back to the original owners.

Bill talked to other banks regarding the loan for the sewer pay-off. Liberty National has the best terms. They have started processing the loan. Will try to have secured and done by the end of June.

It has been suggested that basketball goals be put up on the tennis court since it is used so little for tennis.

MOTION: Eddie Hancock; SECOND: Forrest Timberlake; purchase

and install a basketball goal on one end of tennis court.
Unan; carried.

Doug has a report back from Certified Waste Management. They have checked each man hole and presented drawings showing leakage. Will be coming up this week to talk to Doug about proper ways of fixing leaks. Feel that a lot of leakage is coming from lines.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; adjourn meeting at 10:00 AM.

The next scheduled meeting will be on July 8th, at 9:00 AM at the Day Lodge.

Respectfully submitted,



Priscilla Stevens, Secretary
Wildridge Board of Directors



ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC

BOARD OF DIRECTORS MEETING

JULY 8, 1995

AGENDA

- | | |
|-----------|---|
| P Stevens | 1. Reading of Minutes |
| K Burge | 2. Financial Report
Small Claims Court |
| D Boone | 3. Managers Report |
| | 4. Updates: |
| | a. Golf course |
| | b. Sewer Lines Smoked |
| | c. Loan |
| | d. Break ins |
| | e. Meet Candidates |
| | f. Open Meeting |
| | 5. Survey |
| | 6. Lot 494 |
| | 7. Lot 480 |
| | 8. Lot 460 |

Note: Next Board meeting will be August 5, 1995 at 9:00 am.

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 8, 1995

The scheduled monthly meeting of the Wildridge Board of Directors was held on Saturday, July 8, 1995, at the Daylodge. Present were Directors Eddie Hancock, Ed Singelton, Clarence Switzer, Ken Burge, Bill Schmelz, Forrest Timberlake, Priscilla Stevens and Manager Doug Boone.

The meeting was called to order at 8:59 AM by President Bill Schmelz

SECRETARY:

The minutes were distributed and read.

MOTION: Forrest Timberlake; SECOND: Clarence Switzer; accept minutes as written. UNAN; carried.

TREASURER:

Ken passed out the treasurer's report for June, 1995. It was discussed and compared for this same period last year.

Ken will be back in Small Claims Court in September, on the 1995 dues still unpaid.

MANAGER:

Doug reports that two underground wire cuts have been repaired.

The mowing crew is mowing 168 paid lots.

Dumpsters were open Sunday, Monday and Tuesday of the Holiday Weekend and it worked out well.

The fence is done to lot #538. Plan to finish it this year.

Sewers - smoke test will be done 12th and 13th, weather permitting.

Quiet time - 11 PM until 7 AM.

Fourth of July was busy but no major problems.

UPDATES:

The Golf Course is finished. Thanks to all the volunteers who helped in any way on this hot project.

Loan is in progress to pay off the Sewer Company. It should be finished ahead of schedule.

Meet The Candidate night is set for Saturday July 15th, at 5:30 PM at the Shelter House.

Open Meeting is scheduled for Saturday, August 12th, at 10:00 AM, at the Shelter House.

SURVEY:

Bill presented a survey, containing a couple of questions which keep coming up. Do we want to include this survey in the mailing with the ballots. Copy attached.

MOTION: Forrest Timberlake; SECOND: Ed Singleton; Send out survey as modified per Forrest's proposal. UNAN; carried.

The ditch behind lot #480 is still being brought up by lot owners. Closing this ditch is not an option at this time, due to it's size. To riprap the ditch, it would have to be widened. Bill and Eddie are going to check prices on half pipe. A letter will be written to the lot owners, informing them of the options and that we are getting prices.

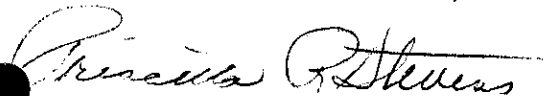
We have had an offer on Lot #558 of \$500.00 and them take immediate occupancy.

MOTION: Forrest Timberlake; SECOND: Clarence Switzer; make counter offer for \$750.00. UNAN; Carried.

MOTION: Forrest Timberlake; SECOND; Ed Singleton; Adjourn meeting at 11:30 AM. UNAN; Carried.

The next scheduled board meeting will be August 5, 1995 at 9:00 AM at the Daylodge.

Respectfully submitted,



Priscilla R. Stevens, Secretary
Wildridge Association Board of Directors

Dear Fellow Member,

Enclosed, you will find a ballot for the election of 2 members to the Wildridge Board of Directors. Please complete and return as soon as possible. To be counted, the ballot must be in our hands by the start of the annual leaseholders meeting at 10:00 am (Wildridge time) on August 12, 1995.

SURVEY QUESTIONS

On the survey are two requests made to the Board of Directors. Since both proposals involve to commitment of additional money to build and operate and not knowing how many members would actually use these facilities, we are asking for your input. Please consider these proposals, mark your answers and return the survey with your ballot.

Thank you
Wildridge Board of Directors

Proposal #1

A request has been made to have a fish cleaning station in Wildridge. A location for this facility has not been selected. Would you be in favor of building a fish cleaning facility in Wildridge.

YES _____

NO _____

Proposal #2

A request has been made to have the shower house open through all or part of the winter months. For this to be possible, the building would have to be completely insulated and heating installed. If Electric heat, additional wiring and panels would be required. If gas, a tank would have to be purchased or leased, tank fenced and gas lines layed. Some water lines in the building may have to be moved and all would have to be insulated. Would you be in favor of this proposal?

YES _____

NO _____

WildRidge

ASSOCIATION

R. R. I

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC
BOARD OF DIRECTORS MEETING
AUGUST 5, 1995

AGENDA

- | | |
|-----------|---|
| P Stevens | 1. Reading of Minutes |
| K Burge | 2. Financial Report
Small Claims Court |
| D Boone | 3. Managers Report |
| | 4. Updates:
a. Sewer Loan
b. Smoke Testing of Sewer
c. Road Dust
d. Lots sold |
| | 5. Open Meeting |

NOTE: Next regular board meeting will be September 9, 1995.

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 5, 1995

The monthly meeting of the Wildridge Board of Directors was held on Saturday, August 5, 1995 at the Day Lodge. Present were Directors, Eddie Hancock, Forrest Timberlake, Ken Burge, Priscilla Stevens, Bill Schmelz and Manager Doug Boone. Clarence Switzer and Ed Singleton were excused.

SECRETARY:

The minutes of the July meeting were distributed. Ken Burge asked for a correction in the minutes. He had made a motion at the July meeting, to put a question in the survey regarding open meetings, so as to let the membership vote on it. There was not a second, and therefore the motion died.

MOTION: Forrest Timberlake; SECOND: Ken Burge; accept minutes as corrected. UNAN; carried.

TREASURER:

Ken passed out the Financial Statement and it was discussed. The expenses are running a little ahead of last year. The next Small Claims Court date is September 22nd.

MANAGER:

Doug reported that the smoke testing of the sewers had to be postponed, due to rain.

The pump motor for the pool broke down. Repairs have been made and it is back in operation.

Twelve lots have been mowed and the owners billed. Are having trouble keeping a mowing crew.

Lot 491 has sold, lot 526 is supposed to be closed today. We have had no answer on the counter offer on lot 558.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; Raise price on lot 558 to \$1500.00. UNAN; carried.

UPDATES:

The sewer loan was completed and signed two weeks ago, for the amount of \$245,000.00. The check has been mailed to the sewer company for the payoff.

The South County Road has been chipped and sealed. The dust committee thinks the cost will be less than quoted, with a better seal put on.

Lot 494 - transfer papers are not completed. 1995 dues have not been paid.

MOTION: Eddie Hancock; SECOND: Forrest Timberlake; Send letter

(see attach.) stating this matter must be taken care of. Mail letter certified-return receipt. UNAN; carried.

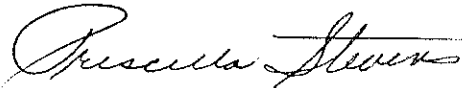
OPEN MEETING:

Priscilla will not be here for the open meeting. Bill asked Forrest if he would take care of the secretary's duties, and he agreed. Doug will get in touch with Clarence to get P.A. system and ask him to do the Pledge of Allegiance. Ken will print last years minutes and Treasurer's report to distribute to members present.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; adjourn meeting. 9:50 A.M. UNAN; carried.

The next meeting will be on September 9, 1995 at 9:00 A.M. at the Day Lodge.

Respectfully submitted,



Priscilla Stevens, Secretary
1994-1995

attach1

1. Swimming pool needs relined to eliminate cracks and leakage. this needs to be done immediately. the perimeter around the pool needs dug out and drain pipes installed and the water circulating system for the pool needs reworked. this may be done later.
2. Sewer repairs need to be started by early next year. We are to have a full report on the condition of the sewer lines within 2 weeks after the smoke testing is done and will have a better idea of the whole problem, at that time.
3. Electrical upgrade needs to be started. We need to start to upgrade from from 30 percent to to 80 or 90 percent. This needs to be started and some spot work done by next spring.
3. Repair to the exterior of the day lodge and shower house needs to be scheduled.
4. A site for leaves and branches needs to be obtained and an industrial grade chipper needs to be purchased. We need to start this asap as the present situation will cause us problems, maybe serious problems.
5. With the age of the water lines and electric lines etc., we are experiencing an increasing amount of repairs. many of these require digging. we need to purchase a digging machine for Wildridge. A 1 ton truck is also needed.
6. Other projects:
New gate entrance
Ditch upgrade

*Street Names
Lot # is*

WildRidge

ASSOCIATION

R.R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC
BOARD OF DIRECTORS MEETING

SEPTEMBER 9, 1995

AGENDA

P Stevens

K Bruge

D Boone

1. Reading of Minutes
2. Financial Report
Small Claims Court *-22nd Sept-*
3. Managers Report *25-10 Nov ? for 1995 Dues*
4. Lot #2
5. Lot 647
6. Lot 533
7. Other complaints
8. 24 Hour Security
9. Open Board Meetings
10. 1996 Budget

NOTE: Next board meeting will be October 7, 1995, at 9:00 am

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 9, 1995

The stated monthly meeting of the Wildridge Association Board of Directors, was held on Saturday, September 9, 1995 at the Day Lodge. Present were Directors Bill Schmelz, Kenny Burge, Forrest Timberlake, Ed Singleton, Eddie Hancock, Priscilla Stevens and Manager Doug Boone.

President Bill Schmelz called the meeting to order at 9:03 a.m.

SECRETARY:

The secretaries report was distributed and read.

MOTION: Forrest Timberlake; **SECOND:** Ken Burge; Accept minutes as written.

TREASURER:

Ken handed out the financial report and discussed it. Expenses are running ahead of last year.

The Dust Fund Committee raised \$400.00 from the raffle of the handmade quilt donated by Mrs. Snelling. The rest of the loan will be paid off in the next few weeks.

Dues and mowing fees are running behind a year ago.

Ken will be in small claims court on September 22nd, with four members who still owe 1994 dues. Twenty-five cases will be filed in November for members who are delinquent on 1995 dues.

MANAGER:

The Labor Day weekend went very well.

We have a new gate guard, Carl McCoy, who is working second shift at this time, will go to third for the winter season. The pool has been drained, it is in need of some repairs. See attached list.

There is one underground water line which needs repair. Doug is looking for a new maintenance man. We still have three more paid mowings to do.

The smoke test on the sewer lines has been completed.

Plan to finish the last phase of the fence.

The games have been removed.

LOT SALES:

The papers have been signed on Lot #494, and lot #526 has been sold. Lot #558 did not sell. We also got lot #595 back. This is a corner lot, small and on a hill.

MOTION: Forrest Timberlake; **SECOND:** Ed Singleton; price lot #595 at \$2500.00. Unan; carried.

UPDATES:

An offer has been received from Carl McCoy, to purchase one-half of lot #2.

MOTION: Eddie Hancock; SECOND: Forrest Timberlake; At this time table offer. Unan; carried.

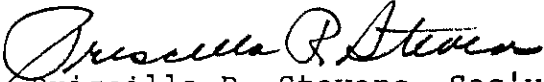
Complaints were read, discussed and acted on.

Open board meetings were discussed and a proposal was handed out to study. Will be voted on at next meeting.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; meeting adjourn at 10:53 a.m.

The next meeting will be on October 7, 1995, at 9:00 a.m. at the Day Lodge.

Respectfully submitted,


Priscilla R. Stevens, Sec'y
Wildridge Board of Directors

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 7, 1995

The stated monthly meeting of the Wildridge Association Board of Directors, was held on Saturday, October 7, 1995, at the Day Lodge. Present were Bill Schmelz, Kenny Burge, Forrest Timberlake, Eddie Hancock, Priscilla Stevens, Ed Singleton, Clarence Switzer, and Manager Doug Boone. President, Bill Schmelz called the meeting to order at 9:03 a.m.

SECRETARY:

The secretary's report was distributed and read.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; Accept minutes as written. Unan; carried.

TREASURER:

Kenny handed out the Treasurer's Report and it was discussed.

He was back in small claims court on September 22nd. There are still \$1,032.56 dues still out for 1994. He has seventeen suits for 1995 dues set to go to court on November 10th, unless they are paid prior to that.

MANAGER:

Have wire hung for fence. Will stretch and tie and it will be finished.

Water will be shut off on November 6th, unless a forecast of 28° is given prior to that.

Electric shut off will be December 4th.

WORK PLANNED:

May be one more mowing this season, then the two grass mowers will be released.

UPDATES:

Smoke test report is back. There were many leaks but no major ones.

Rumpke's bid on trash pick-up was the same as last year.

MOTION: Eddie; SECOND: Clarence; Accept bid from Rumpke.

Unan; carried.

Doug will send letter to Rumpke, confirming they have the contract for coming year.

Swimming Pool - We have a proposal and a bid from Tom Cummins (attached).

MOTION: Forrest; SECOND: Eddie; Accept bid. Start work April 1st. Unan; carried.

Doug will write letter to Mr. Cummins, informing him of this.

Shower House - A proposal has been made to leave the shower house open, unheated, for the month of November, unless the temperature drops too low and there is danger of pipes freezing.

MOTION: Forrest; Second: Eddie; accept proposal to leave shower house open during November, weather permitting. Yes 6 - No 1. carried.

Open Meetings - A proposal for open meetings was presented

to the board. Some amendments were made.

MOTION: Clarence; SECOND: Ed; Accept proposal for open meetings, as amended. Unan; carried.

24 Hour Security - Would need one part time (16 hr) and 1 full time (40 Hrs) guard during summer season. This would mean dues will have to be increased by \$25.00 per year per lot.

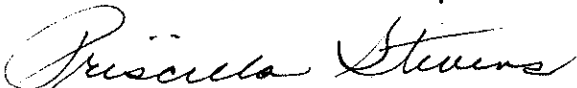
MOTION: Eddie; Second: Clarence; Put on a 24 hour guard year round, increase dues \$25.00 per year. Try for one year, then survey next year. Unan; carried.

The budget was passed out, showing proposed budget, plus amended budget proposal with \$25.00 increase in dues.

MOTION: Forrest; SECOND: Clarence; accept budget as amended. Unan; carried.

MOTION: Forrest; SECOND: Clarence; Adjourn meeting at 11:14 A.M. The next meeting will be November 4, 1995, at 9:00 A.M. at the Day Lodge.

Respectfully submitted,



Priscilla Stevens, Secretary
Wildridge Board of Directors

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

Kenneth Burge
10207 Eve-Adam Dr
Louisville, Ky 40272

October 24, 1995

Dear Ken,

It is with very deep regret that I accept your resignation as treasurer of Wildridge. Your dedication to Wildridge as treasurer was exemplary and your talents will be missed. All of Wildridge owe you a vote of thanks for your many years of diligence and vigilance over the monies of Wildridge.

Your offer to continue as treasurer until the end of 1995 is appreciated and accepted. This will give us an opportunity to consider our options and work toward a smooth and deliberate transition. I welcome your offer to file the tax returns for 1995 and see no problem with your continuing to represent Wildridge in Small Claims court. We can discuss this at a later date.

Sincerely

William Schmelz - President
Wildridge Board of Directors

WildRidge ASSOCIATION

R. R. 1

BIRDSEYE, INDIANA 47513

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 4, 1995

AGENDA

- | | |
|-----------|---|
| P Stevens | 1. Reading of Minutes |
| K Burge | 2. Financial Report
Small Claims Court |
| D Boone | 3. Managers Report |
| | 4. Updates: |
| | a. Sewer Suit |
| | b. Concrete Repair |
| | 5. Lot Numbers & Streets |
| | 6. Members |
| <hr/> | |
| | 7. Lot Returned |
| | 8. Treasurers post |
| | 9. Other |

No future board meeting is scheduled at this time. We will be notified as to the date of the next meeting.

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 4, 1995

The regular monthly meeting of the Wildridge Board of Directors, was held on Saturday, November 4, 1995 at the Day Lodge. Present were directors Eddie Hancock, Forrest Timberlake, Kenny Burge, Priscilla Stevens, Bill Schmelz, Clarence Switzer and Manager Doug Boone. The meeting was called to order at 9:00 AM by President Bill Schmelz. This was the first meeting, open to the members. There were two members present.

SECRETARY:

Secretary, Priscilla Stevens, read the minutes of the October meeting.

MOTION: Forrest Timberlake; **SECOND:** Ken Burge; accept minutes as read. Unan; carried.

TREASURER:

The Treasurer's report was handed out and discussed.

SMALL CLAIMS:

Ken reported that there is \$1,000 still out on 1994 dues. Out of the seventeen claims for 1995, seven have paid and been dismissed. Fifteen claims will be in court in December.

It was suggested that we set up a fee to be charged to cover bad checks.

MOTION: Eddie Hancock; **SECOND:** Forrest Timberlake; Each time a check is returned, a charge of \$20.00, plus any bank charges, will be assessed, effective April 1, 1996. Unan; carried.

MANAGER:

Doug reported that the water has been turned off. Shut down started on November 1st, due to cold temperatures.

Dumpsters are on winter schedule.

The pool deck has been sealed, to try to prevent more damage.

UPDATES:

Sewer Suit - The final notice of dismissal of the sewer suit has been received. We are released of this contract.

Several members still have not marked their lot numbers, so they can be found. It was recommended we ask them one more time to do this and if they do not, the association will do it and bill member \$15.00.

MOTION: Eddie Hancock; **SECOND:** Forrest Timberlake; If lots are not numbered by June 1, 1996, association will install marker and charge member \$15.00. Unan; carried.

We have had a request from the owners of lot #487, to take their lot back, due to their poor health. Doug will write them a

letter and send the papers to take care of this transfer.

Bill Schmelz read a letter of resignation, from Ken Burge, stating that he wished to resign as Treasurer of the board. Ken offered to continue in this position until the end of the year, and will still represent us in small claims court. Bill accepted Ken's resignation by letter and accepted his offer to continue until the end of the year.

MOTION: Priscilla Stevens; SECOND: Clarence Switzer; appoint Forrest Timberlake as interim treasurer for the remainder of the term year. Unan; carried.

Ruth Ann Retineller has given the board a proposal, volunteering to do bookkeeping for Wildridge.

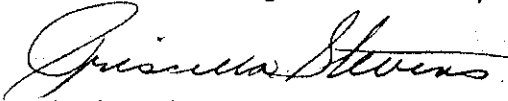
MOTION: Forrest Timberlake; SECOND: Eddie Hancock; Give employee Christmas bonus, same as last year. Unan; carried.

The Social Committee purchased turkeys for the employees

MOTION: Forrest Timberlake; SECOND: Clarence Switzer; Adjourn at 9:47 AM. Unan; carried.

Notice will be sent regarding the date of the next meeting.

Respectfully submitted,



Priscilla Stevens, Secretary
1995-1996 Wildridge Board of Directors

WILDRIDGE PROJECTS

<u>PROJECT</u>	<u>SCHEDULE</u>	<u>EST COST</u>	<u>PRIORITY</u>
1. Swimming pool repair	Start in April	\$6,000.00	-----
2. Sewer repairs	On going	unknown	-----
3. Electrical upgrade	-----	-----	-----
4. Disposal site for leaves etc	-----	-----	-----
5. Equipment for mulching leaves etc	-----	-----	-----
6. Back hoe type equipment	-----	\$17,000.00 new	-----
7. Maintenance truck	-----	\$3,000.00 est	-----
8. Additional gate entrance and lots 1&2	-----	-----	-----
9. Gate Card system	-----	-----	-----

WILDRIDGE SERVICE FEE,S FOR 1996

BUILDING PERMITS: \$10.00 PER PLAN FOR BUILDING PERMIT NO REFUNDS.

PARK PICKUP: \$2.00 PER LOT PER PICK UP.
\$3.00 IF WE ARE NO TOLD ABOUT PICK UP.

TRANSFER FEE,S \$50.00 IF WILDRIDGE DOES NOT DO THE PAPER WORK.

\$75.00 IF WILDRIDGE DOES PAPER WORK.

ULV TAGS: \$5.00 PER TAG

GATE CARDS: \$15.00 PER CARD IF LOST OR A NEW ONE
IF CARD IS WORE OUT \$5.00

FINES FOR PETS,SPEED,PARKING,

COKE THIS YEAR IF WE ORDER 25 CASE OR MORE WE CAN HAVE A CASE OF COKE FOR 6.95 WE WILL RECEVE 12.00 FOR IT 5.05 PER CASE.
LAST YEAR WE PAID 7.60 PER CASE.
WE COULD INCREAS PRICE AT NO COST. COKE WILL DO IT