

Index of Motions Passed
1997

Repayment of sewer loan	March 5
Purchase 1 ton truck not to exceed \$10,000.00	March 5
Purchase of Quick Books Software	April 12
Accept bid for repair of Tool Shed \$1900.00	April 12
Adopt Drainage Ditch Regulations	April 12
Purchase of back up pumps for lift stations	May 10
Purchase of traps to catch stray cats	May 10
Map with street names	June 7
Winter electric turn on at request	June 7
Sale of lots 352 & 574	July 12
Fines for violations	Sept. 13
Elimination of window stickers	Oct. 11
Gates remained closed at all times unless a 911 emergency	Oct. 11
Renew contract with Rumpke for trash pickup	Oct. 11
Increase dues by \$75.00	Oct. 11
Adopt 5 year financial plan	Oct. 11
Continue employee Christmas bonus	Nov. 8
Send questionnaire to members to decide between \$75.00 dues increase permanently or one time \$265.00 increase	Nov. 8
Guest policy: Must have guest card to get in gate	Nov. 8
Sale of lot 96	Dec. 16
Purchase of 10 Well Pits	Dec. 16

WILDRIDGE ASSOCIATION INC.
BOARD OF DIRECTORS MEETING

March 1, 1997

AGENDA

- | | |
|---------------|---|
| P. Stevens | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report |
| | 4. Gate Cards (Bill) update |
| | 5. Shop (Doug) |
| | 6. Dump Truck (Doug) |
| | 7. Winter Electric (Edde) |
| | 8. |

NOTE: Next board meeting will be on April 12, 1997 9:00 am

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 5, 1997

The stated monthly meeting of the Wildridge Board of Directors was held on Saturday, March 5th at the Day Lodge. President, Clarence Switzer, called the meeting to order at 9:06 a.m. Attending were Directors, Forrest Timberlake, Brad Hilgert, Eddie Hancock, Ruth Anne Reteneller and Manager Doug Boone. Priscilla Stevens was in Florida and Bill Schmelz had to work.

SECRETARY:

In the absence of Secretary, Priscilla Stevens, Vice President, Forrest Timberlake read the Secretary's report from the November meeting. One correction was made to the minutes concerning the printer rental (\$15 to \$150). Motion: Eddie Hancock Second: Brad Hilgert

Accept minutes as read with correction. Unan: carried.

TREASURER:

Ruth Anne Reteneller handed out the treasurer's report and it was discussed. Ruth Anne reported she had to transfer \$17,000 to carry us to the end of 1996. The money was transferred from restricted funds and will be payed back as of March 15th. A principle payment of \$22,000 was made on the sewer loan in January in order to save interest. Interest payments will be payed every month.

Motion: Eddie Hancock Second: Brad Hilgert To pay an additional \$500 in excess of interest for the remainder of the year or until we run out of money to reduce the time on the loan. Unan: Carried

20 members will be taken to small claims court April 4th for 1996 dues.

MANAGER:

Doug Boone reporter that we had 123 electric turn-ons this winter.

With our two day turn on policy it is estimated that we saved an excess of \$300 over the winter months.

Floors in the Day Lodge have been waxed and finished, new benches for the pool have been built and/or repaired. The new front gate is coming along and is expected to be done by Memorial Day. Pool repairs has developed a few cracks and will be fixed at expense of vender.

An additional tool shed was discussed and tabled until next meeting so that additional bids could be considered.

It was discussed that Wildridge should consider purchasing a small one ton dump truck for the parks use. After a long discussion. Motion: Brad Hilgert Second: Eddie Hancock Locate and purchase a one ton truck with dump bed, 1980 or newer, not to exceed \$10,000, but all board members will be contacted before purchase. Unan.: carried

OPEN DISCUSSION:

Winter electric policy was discussed and tabled until later.

Brad Hilgert read several rules and regulations he would like to see instituted regarding ditches and/or driveways. They will be distributed and discussed next month for further consideration.

Next meeting will be on April 12th, at 9A.M. Wildridge time, in the Day Lodge.

MOTION: Eddie Hancock SECOND: Brad Hilgert; Adjourn meeting at 10:07 a.m.

Respectfully submitted,

Forrest E. Timberlake

Forrest Timberlake, Vice President

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

APRIL 12, 1997

AGENDA

- | | |
|---------------|---|
| P. Stevens | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report |
| | 4. Gate Cards (Bill) update |
| | 5. Shop (Doug) |
| | 6. DITCH RULES (BRAD) see page two |
| | 7. |
| | 8. |

NOTE: Next board meeting will be on MAY 10, 1997 9:00 am
CAMP TIME

WILDRIDGE ASSOCIATION INC
BOARD OF DIRECTORS MEETING
APRIL 12, 1997

The stated monthly meeting of the Wildridge Board of Directors was held on Saturday, April 12, 1997 at the Day Lodge. Forrest Timberlake called the meeting to order at 9:06 a.m.. Attending were Directors, Forrest Timberlake, Ruth-Ann Reteneller, Eddie Hancock, Brad Hilgert, Bill Schmelz and Manager Doug Boone. Priscilla Stevens was in Florida and Clarence Switzer was sick.

SECRETARY:

In the absence of the Secretary, Priscilla Stevens, Forrest Timberlake read the minutes from the March meeting. Motion to accept minutes as read: Eddie Hancock Second Bill Schmelz Unanimous: carried.

TREASURER:

Ruth-Ann Reteneller handed out copies of the treasurer's report and it was discussed. Ruth-Ann reported that our tax bill for 1996 was \$4,000.00 and we now have to file quarterly taxes.

SMALL CLAIMS COURT:

Ruth-Ann reported that all members that owe dues from 1996 were to be in court on April 4. Back dues were collected from all but two members who were not served with their papers. These two are due back in court. With the exception of these two, all dues owed for 1996 have been collected.

Ruth-Ann requested we consider buying a copy of Quick Books software to help in keeping the Wildridge financial records. Estimated cost \$150.00. Motion to purchase the software and pay for any mileage that may be incurred while learning to use the software. Eddie Hancock Second Brad Hilgert Unanimous: carried.

MANAGER:

Doug Boone reported that all water is on. Seventeen leaks were found and some isolated lots had to be turned off. Repairs will be completed as soon as possible.

Two cracks were noticed in the swimming pool and Scott Fiberglass was notified. The repairs will be covered under warranty and will be done in May.

Both pumps in Lift station #2 had to be repaired. Cost \$4,500.00. Both were back in service.

After some discussion, Eddie Hancock made a motion to get prices for a spare pump for each of the two lift stations and present these at the next Board meeting. Second Bill Schmelz Unanimous: carried.

In reference to the tool shed that was tabled at the last meeting, additional bids were considered and discussed. Motion: Eddie Hancock to accept bid from Merkel Construction for \$1,900.00.

Second Brad Hilgert Unanimous: carried.

The ditch regs that were tabled from the last meeting were discussed further. After discussion and some rewrite, Motion: Brad Hilgert to accept the ditch regs as rewritten. Second Eddie Hancock Unanimous: carried. (Copy Attached)

Motion to adjourn. Eddie Hancock Second Bill Schmelz. Adjourned 11:26 a.m.

Next Board meeting will be May 10, 1997 at 9:00 a.m. (Wildridge time)

Respectfully submitted

Bill Schmelz, Dir.

Bill Schmelz

DAVID O. MERKEL CONST.
 9287 E. ST. RD. 164
 CELESTINE, IN 47521
 812-389-2446

090985

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
				2-15-97	
NAME Wildridge Association					
ADDRESS					
CITY, STATE, ZIP Birdseye, IN. 47513					
SOLD BY		CASH	C.O.D.	CHARGE	FOR ACCT.
					PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT		
1	"Bid PROPOSAL"				
2					
3	16' X 20' Addition on				
4	Shop Bldg.				
5	METAL ROOF, METAL on EAST,				
6	NORTH sides only. NO INSUL				
7	NO GUTTER. Open on West side				
8	Site preparation done by Wildridge				
9					
10	LEANTO style Slope oneway		1440		00
11	ON ROOF				
12					
13	Gable style Slope Two way		1900		00
14	ON ROOF				
15					
16	MATERIAL & LABOR Included				
17	in price				
18					
19					
20					
RECEIVED BY					

WILDRIDGE ASSOCIATION INC.

DRAINAGE DITCH CODES AND RESTRICTIONS #001-1

1. All tile will be a MINIMUM DIAMETER of 14 inches if installed after April 1.1997

Drive way swells may be substituted if constructed of concrete.

Approval of concrete swells will be on a case by case basis.

2. All catch basins must be constructed in such a manner that they are below grade and catch all run off as intended.
3. Driveways and parking areas will not exceed 20 feet in width when adjacent to association roadways.
4. No Driveway or Drainage Projects will be approved or accepted when completed if they cause adverse drainage situations to adjoining lots or downhill.
5. Exceptions to the above will be reviewed and approved on a case by case basis.
Decisions of the board of Directors or its assignees is final.

WILDRIDGE ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
MAY 10, 1997

AGENDA

- | | |
|---------------|---|
| P. Stevens | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report
A. Gate update
B. Shop
C. Pool update
D. Volly Ball update |
| | 4. Candidates for Board |
| | 5. |

NOTE: Next board meeting will be on June 7, 1997 9:00 am
CAMP TIME

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 10, 1997

The monthly meeting of the Board of Directors was held on Saturday, May 10, 1997 at the Day Lodge. President, Clarence Switzer called the meeting to order at 9:00 a.m. All directors were present, along with Manager, Doug Boone.

SECRETARY:

The secretaries report was read by Bill Schmelz. Corrections were made to the Treasurer report, stating our tax bill was \$4,000.00, should have read \$5,000.00, also all dues owed for 1996 " have been collected", should have read "are in collection" and Ruth Ann request we consider buying a copy of Quick Books software, should have been software lessons. MOTION: Eddie Hancock; SECOND: Bill Schmelz; accept minutes with amendments. Unan; carried.

TREASURER:

Ruth Ann passed out copies of the financial reports and they were discussed. She reported that two members who were back in court were served judgments to pay.

MANAGER:

Doug reported that the water system is on with problems fixed.

The crew will start mowing tall grass on the 15th of May.

Swimming pool repair will start Tuesday, weather permitting.

Black top will start next week, and should be finished by Memorial Day Weekend.

The approved \$1900.00 addition to the shop building has been completed.

Prices for replacement pumps for the lift station were discussed. MOTION: Eddie Hancock; SECOND: Bill Schmelz; buy pumps for back-up when present pumps shut down. Unan; carried.

Bill reported that the wires for the new gate have been pulled through as far as Doug can go. Bill will try to start installation this week and get in as quickly as possible.

Anyone wishing to run for the Board of Directors should have their resumes into the office no later that June 2nd.

The yearly employee breakfast will be held at 8:00 a.m. camp time on Saturday, June 7, 1997 in the day lodge.

The problem of stray cats was discussed.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; purchase two traps to catch the cats and Clarence will transport them

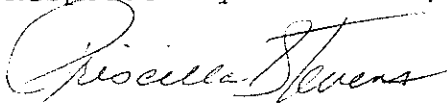
to the humane society.

It was decided that while the road crew is in for the paving of the parking lot that they measure the roads which do not have top coats and give us a price quote, plus the cost of sealing the others.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; adjourn meeting at 9:40 a.m.

The next meeting will be following the employee breakfast on June 7th, at 9:00 a.m.

Respectfully submitted,



Priscilla Stevens, Secretary
Wildridge Board of Directors

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

JUNE 7, 1997

AGENDA

- | | |
|---------------|---|
| P. Stevens | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report
A. Gate update
4. Candidates for Board
5. BRAD
A. STREET NAMES
B. SUMMER/WINTER (USSAGE OF THE PARK) |

NOTE: Next board meeting will be on JULY 12, 1997 9:00 am
CAMP TIME

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 7, 1997

The stated monthly meeting of the Wildridge Board of Directors was held on Saturday, June 7, 1997. Attending were Directors Clarence Switzer, Forrest Timberlake, Priscilla Stevens, Ruth Anne Reteneller, Eddie Hancock, Brad Hilgert and Manager Doug Boone. Director Bill Schmelz was excused.

The meeting was called to order at 9:00 a.m. by President Clarence Switzer.

There was no secretaries report, as Priscilla had left them at home.

TREASURER: Ruth Anne talked to IRS-Homeowners. Association does not gratify for sinking fund. She cleared up questions about what does and does not have to be reported.

SMALL CLAIMS: No court date has been set at this time for members who are delinquent on 1996 membership fees.

Ruth Anne suggested that our stated meetings be moved to the second Saturday of the month, due to the bank statement not being here most of the time in time for her to get the financial reports done by the first Saturday.

Mr. Snider of lot #583 was present to ask that something be done about kids driving golf carts at high speed and with too many on the cart.

MANAGER: Doug reported that the Memorial Day Holiday was busy but went well. The pool was opened on time and the Volley Ball Court was finished, and was well used.

The black top paver broke down and had to be sent for repair so the gate area was not finished. They should be back on that this week.

The cat traps discussed at the May meeting have been ordered but have not arrived.

Security has requested a different T-shirt type of uniform, which would not be as hot for the summer. These could be purchased at about half the cost as what they are now buying.

There are four resumes for board candidates. These were given to the Secretary to get the ballots made up.

Unity Singleton suggested that we have extra help with security on holiday weekends, from 4:00 p.m. - 12:00 midnight on Thursday, and on Friday and Saturday from 10:00 a.m. until 12:00 midnight. We will try this for the 4th of July weekend to see if it is beneficial.

"Meet the Candidate" night will be held in conjunction with the Ice Cream Social on July 19th, at 7:00 p.m. The Open Meeting will be on August 9th at 10:00 a.m.

The street signs were discussed.

MOTION: Ed Hancock; SECOND: Priscilla Stevens; Brad make up map with street names, renaming where main streets cut off. Unan; carried.

MOTION: Ed Hancock; SECOND: Brad Hilgert; Winter electric turned on at request for 3 days, must be off for 4 days. 3 yes, 1 no; carried.

MOTION: Forrest Timberlake; SECOND: Ed Hancock; meeting adjourn at 10:15.

The next meeting will be on July 12, 1997 at 9:00 a.m. at the Day Lodge.

Respectfully submitted,

Priscilla Stevens, Secretary

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

JULY 12, 1997

AGENDA

- | | |
|---------------|---|
| P. Stevens | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report |
| B. HILGERT | 4. PARK POWER |
| | 5. SPEEDING IN PARK |

NOTE: Next board meeting will be on AUG 2, 1997 9:00 am
CAMP TIME

WILDRIDGE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
JULY 12, 1997

The stated monthly meeting of the Wildridge Board of Directors was held on Saturday, July 12, 1997, at the Day Lodge. All directors were present along with Manager, Doug Boone. President Clarence Switzer called the meeting to order at 9:00 a.m.

SECRETARY:

Priscilla Stevens read the secretary's report from the June meeting.

MOTION: Bill Schmelz; SECOND: Eddie Hancock; Accept minutes as read. Unan; carried..

TREASURER:

Ruth Anne Reteneller presented the treasurer's report and discussed restricted funds, etc. She does not have a Small Claims Court date, as she is waiting for her work calendar to see when she can go.

MANAGER:

Doug Boone reported that the 4th of July weekend went well. There were no major electrical problems this years, thanks mainly to the cooler weather. Security did a good job. Doug feels that the extra security helped.

The gate project is ready for the cards to be made.

Water bill is down 64,000 gals., but the electric bill is up. The back-up pumps have been received.

Association has lots for sale that are not moving: Lot # 352, \$2500.00 and Lot # 574, \$3500.00.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; Cut the price on Lot #352 to \$1500.00 and Lot #574 to \$2000.00 includes 1997 dues. 1998 dues will be due on Jan 1.

Unan; carried.

The electric company has raised the installation fee for private service from \$250.00 to \$602.00. This was discussed and was decided that we could not raise the rebate to this amount or each time the electric company decides to raise their fees. The rebate will be kept at \$250.00.

Speeding in the park was discussed. Clarence will check on legality of issuing tickets to speeders or other offenders of rules. If this is not there is a possibility that permanent speed bumps may have to be installed.

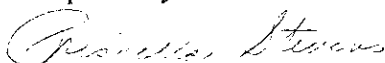
Eddie Hancock suggested an open top, 40 yard dumpster be brought in for holiday weekends.

It was requested that all the counting of votes be done on the day of election. Doug will contact the voting committee and advise them of this.

MOTION: Forrest Timberlake; SECOND: Eddie Hancock; Adjourn meeting at 10:06 a.m.

The next board meeting will be on August 2, 1997 at 9:00 a.m. at the Day Lodge.

Respectfully submitted,



Priscilla Stevens, Secretary

WILDRIDGE ASSOCIATION, INC.
11TH ANNUAL LEASEHOLDERS MEETING
SATURDAY, AUGUST 9, 1997

"WELCOME"

PROGRAM AND AGENDA

**Moment of silent prayer for those who wish
Pledge of Allegiance**

*******Introductions and Comments*******

**BOARD OF DIRECTORS
VOLUNTEERS**

*******Old Business*******

**READING OF MINUTES
FINANCIAL REPORT**

*******New Business*******

**SECRETARY'S REPORT
INTRODUCTION OF RETIRING DIRECTORS
QUESTION AND ANSWER SESSION
ELECTION RESULTS
SUMMARIZATION AND ADJOURNMENT**

*******THANK YOU FOR COMING TODAY*******

Note: There is a meeting of the new board of directors at 1:30 p.m. today.

BOARD OF DIRECTORS

Clarence Switzer-----	President	Lot # 293
Forest Timberlake-----	Vice-President	Lot # 54
Priscilla Stevens-----	Secretary	Lot # 108
Ruth Anne Reteneller-----	Treasurer	Lot # 602
Bill Schmelz-----	Director	Lot # 364
Eddie Hancock-----	Director	Lot # 176
Brad Hilgert-----	Director	Lot # 619
Doug Boone-----	Park Manager	

SOCIAL COMMITTEE

Jackie Arman-----	President	Lot # 240
Unity Singleton-----	Vice-President	Lot # 294
Dean Riggs-----	Secretary	Lot # 381
Sue Schmelz-----	Treasurer	Lot # 364
Jane Cox-----		Lot # 156
Sharon Kerby-----		Lot # 214
Thelma Ubelhor-----		Lot # 345
Betty Yochum-----		Lot # 351
Carolyn Allen-----		Lot # 203
Bonnie Kettinger-----		Lot # 278
Peggy Pfruehler-----		Lot # 270

VOTING COMMITTEE

Tim Lett, Chairman Ken Hagen Dick Miller

ACKNOWLEDGEMENTS

Sound System	Clarence Switzer
Video Taping of Meeting	Jim Reteneller
Refreshments	Social Committee
All who helped in preparing ballots for mailing	

A SPECIAL THANKS TO ALL WHO HAVE GIVEN THEIR TIME, EFFORT AND IDEAS TO MAKE WALDRIDGE BETTER FOR EVERYONE!!!

BOARD OF DIRECTORS

Clarence Switzer-----	President	Lot # 293
Forest Timberlake-----	Vice-President	Lot # 54
Priscilla Stevens-----	Secretary	Lot # 108
Ruth Anne Reteneller-----	Treasurer	Lot # 602
Bill Schmelz-----	Director	Lot # 364
Eddie Hancock-----	Director	Lot # 176
Brad Hilgert-----	Director	Lot # 619
Doug Boone-----	Park Manager	

SOCIAL COMMITTEE

Jackie Arman-----	President	Lot # 240
Unity Singleton-----	Vice-President	Lot # 294
Dean Riggs-----	Secretary	Lot # 381
Sue Schmelz-----	Treasurer	Lot # 364
Jane Cox-----		Lot # 156
Sharon Kerby-----		Lot # 214
Thelma Ubelhor-----		Lot # 345
Betty Yochum-----		Lot # 351
Carolyn Allen-----		Lot # 203
Bonnie Kettinger-----		Lot # 278
Peggy Pfruehler-----		Lot # 270

VOTING COMMITTEE

Tim Lett, Chairman Ken Hagen Dick Miller

ACKNOWLEDGEMENTS

Sound System	Clarence Switzer
Video Taping of Meeting	Jim Reteneller
Refreshments	Social Committee
All who helped in preparing ballots for mailing	

A SPECIAL THANKS TO ALL WHO HAVE GIVEN THEIR TIME, EFFORT AND IDEAS TO MAKE WALDRIDGE BETTER FOR EVERYONE!!!

WILDRIDGE ASSOCIATION, INC
ANNUAL SECRETARY'S REPORT
AUGUST 1996 - AUGUST 1997

I can't believe another year has passed. As with other years, some things have changed here at Wildridge. Several lots have changed hands and we would like to welcome all our new members. We have seen some changes in appearance of the grounds, mostly improvements for the pleasure and operation of a great resort. Some of these changes are listed in this report.

August 10, 1996 was our annual open membership meeting. It was attended by several. There were 3 seats open for board of directors. Those elected were Ruth Anne Reteneller, Bill Smeltz and Clarence Switzer. Bill and Clarence have served for several years, but Ruth Anne is a newcomer. A short meeting of the new board of directors was held following the open meeting to elect the officers for the coming year. They are as follows:

Clarence Switzer	President
Forrest Timberlake	Vice President
Ruth Anne Reteneller	Treasurer
Priscilla Stevens	Secretary

Lot #1 was used to make visitor parking and a new gate for card users. A curb was poured, fence was installed, it was black-topped and a card reader installed.

The floor of the pool was repaired in the fall and it was opened in time for the Memorial Day Weekend

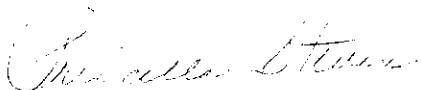
The Social Committee asked permission to move the basketball goal to the tennis court. They purchased another goal and placed one on each end of the court and now it can be used for either tennis or basketball. It seems to be working out very well. They removed the concrete from the old basketball area and built a very nice volleyball court. It is very well used and enjoyed by many.

The association purchased a chipper to take care of limbs. They have started a compost pile at the end of the parking lot by the tennis court. A new tool shed was built to keep tools in and a couple of portable speed bumps was purchased.

Ruth Anne has been in small claims court several times and has been successful in collecting several of our delinquent dues.

Your assistance in helping keep Wildridge a great place to have fun are greatly appreciated. Wildridge has always been and will continue to be a great place to have fun if we all do our part.

Respectfully submitted,



Priscilla Stevens, Secretary

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

AUGUST 1,1997

AGENDA

- | | |
|---------------|---|
| P.Stevens | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report |
| ED | 4. REMC POWER |
| C. SWITZER | 5. FINES FOR SPEEDING IN PARK |
| FORREST | 6. PARK INSURANCE |
| | 7. AUGUST 9 OPEN MEETING |

NOTE: Next board meeting will be on SEPT 6,1997 9:00 am
CAMP TIME

WILDRIDGE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
AUGUST 2, 1997

The stated monthly meeting of the Wildridge Board of Directors was held on Saturday, August 2, 1997 at the Day Lodge. President, Clarence Switzer, called the meeting to order at 9:04 a.m. All board members were present along with Manager, Doug Boone.

SECRETARY:

The secretary's report was read by Priscilla Stevens.

MOTION: Bill Schmelz; **SECOND:** Brad Hilgert; Accept minutes as written. Unan. Carried

TREASURER:

Ruth Anne Reteneller, Treasurer, handed out the financial report and it was discussed. She also stated that she has a court date of September 15th. She has filed claims on approximately 100 members who still owe all or part of 1997 dues. Some of these will probably be received before the September court date.

There were several members in attendance, so at this time Clarence opened the floor for questions. The budget, purchases, dues and etc. was discussed. Tim Lett, Chairman of the voting Committee, asked why the decision was made that votes all had to be counted on the day of the open meeting. He said there is no way they can get them counted and the results in before the end of the meeting. The board agreed to let voting committee count the votes as they came in the mail as they have done in the past.

The open meeting was then closed.

MANAGER:

Doug reported that we had a very busy July. Things are going pretty well with only a few minor problems

The park set a record for water usage for July. The members are being asked not to water lawns, wash cars etc. Doug also asked for an adjustment on the water bill due to a few leaks. The water company will get back to him on this.

Doug checked on the price of an open top 40 yard dumpster for holiday usage. The cost would be \$512 for one time pick-up and \$430 on a 30 yard.

Ed Hancock reported that some members had asked him if a letter could be written to REMC regarding their price increase on installing individual electric meters. Doug will talk with REMC before the open meeting and give a report on this.

Clarence checked on the legality of fining persons on Wildridge property for breaking the laws. According to Tucker he feels that we would have the right to stop and issue tickets, with the fines being paid to Wildridge Association. He will study our lease further and give us a definite answer by next week for the open meeting.

The insurance which the Association carries with Cincinnati Insurance Company changed from club rate to Mobile Home Park rate, and increased from \$1300 liability to \$3900. Ruth Anne checked with other companies and it was determined that we are a Homeowner's Association and it brought the insurance back to about same cost as it was.

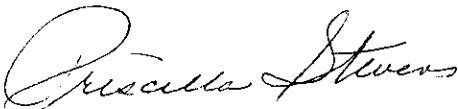
It was brought up that the large maintenance shed has \$10,000 insurance on it's contents, but the small one has nothing. Forrest will check to see if it would be cheaper to insure the mowers or put contents insurance on the small shed since they are sometimes stored there. It was decided to stay with the same insurance company.

Brad Hilgert has the shirts and caps for the guards.

August 9th will be the Open Meeting. It will begin at 10:00 A.M. at the shelter house. Priscilla Stevens will be unable to attend, so Forrest will take care of the secretarial duties.

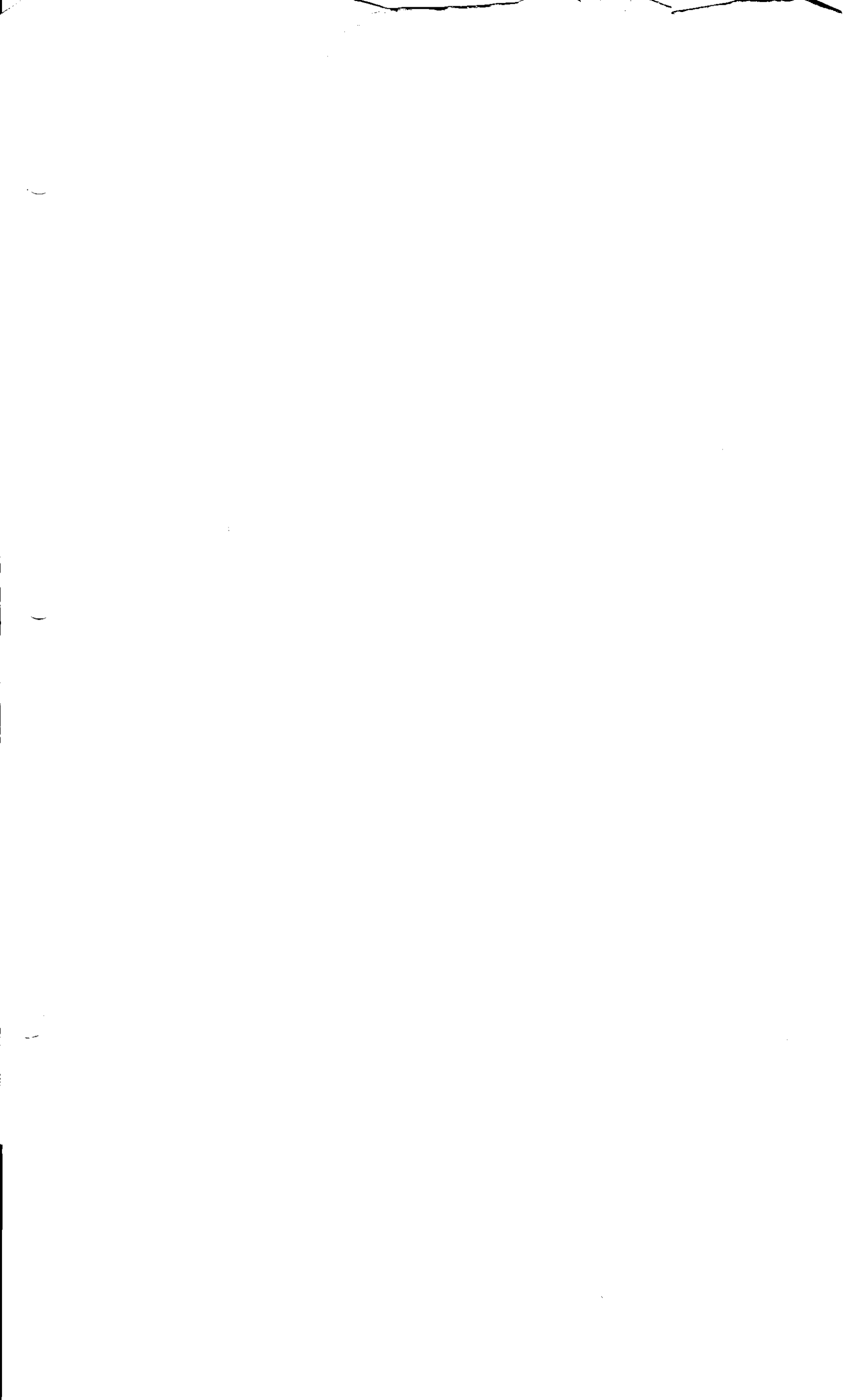
MOTION: Forrest Timberlake; SECOND: Brad Hilgert; Adjourn meeting at 9:57 a.m. Unan. Carried. The next stated meeting will be September 6, 1997 at 9:00 a.m. at the Day Lodge. There will be a short organizational meeting at 1:00 p.m., following the open meeting on August 9th to organize the new board.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Priscilla Stevens". The signature is written in dark ink and is positioned above the printed name.

Priscilla Stevens, Secretary

50143.02



WILDRIDGE ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 1997

AGENDA

- | | |
|---------------|---|
| J. Arman | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report |
| | 4. 1998 Budget |
| C. SWITZER | 5. FINES FOR SPEEDING IN PARK |
| | 6. Letter from Crawford co. tres |
| | 7. 1998 Gate Pass |

NOTE: Next board meeting will be on October 11 1997 9:00
am CAMP TIME

WILDRIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 1997

The stated monthly meeting of the Wildridge Board of Directors was held on Saturday September 13, 1997 at the Day Lodge. President Clarence Switzer, called the meeting to order at 9:11 A.M. Board members present were Jackie Arman, Brad Hilgert, Ruth Anne Reteneller, Ed Singleton, Clarence Switzer and Forrest Timberlake along with Manager, Doug Boone and three guest.

SECRETARY:

Each Board member was given a copy of the minutes. Brad Hilgert made a motion seconded by Forrest Timberlake to accept the minutes as written. Unan Carried

TREASURER.

Ruth Anne Reteneller, Treasurer handed out the financial report and it was discussed. She also stated that she was meeting with our tax consultant today. On Monday September 15, 1997 she will be taking sixteen members to court for 1997 dues and a follow up for four members for 1996 dues. She reported that everyone else who owes dues are making payments on them.

There were three members in attendance, so at this time Clarence opened the floor for questions and concerns. The main issue was what could be done about rule violations. Clarence Switzer stated that he checked with our lawyer and we have the right to stop and issue tickets to violators with the fines being paid to Wildridge Association. The Lot Owner would be responsible for these fines. If they refuse to pay them they will be taken to Small Claims Court. After much discussion a motion was made by Brad Hilgert, seconded by Ed Singleton to impose the following fines:

NO U.LV LICENSE	\$10.00
DUMPING AFTER HOURS	\$25.00
EXCESSIVE SPEED	\$25.00
Overnight PARKING	\$10.00
UNSAFE U LV OPERATION	\$25.00

Vote. Motion Carried. 4 YES 1 NO

MANAGER:

Doug reported that we had a busy Labor Day Weekend. The Park was 70 percent full. Very few problems were reported. He also reported that the electric bill was up and the water bill was down. Doug stated that each member will be mailed two gate passes.

After excusing the guest Clarence asked that from now on we give the guest a chance to say what ever they want to and then ask them to remain silent. The Board Members then retired to the meeting room to discuss the Budget for next year. After much discussion the Proposed Budget for 1998 was tabled until the October meeting. Forrest Timberlake made a motion, seconded by Ed Singleton to adjourn the meeting. Unan. Motion Carried

The next stated meeting will be October 11, 1997 at the Day Lodge.

Respectfully Submitted,

Jackie Arman

FINES:

In answer to numerous complaints about speeding and other violations. The Wildridge Association will authorize Wildridge security to issue a citation for the following.

As of 1/1/98

Driving a U.L.V. without a current tag	\$10.00
Violations of Posted Trash Rules	\$25.00
Speeding in park	\$25.00
Parking violations	\$10.00
Unsafe operation of U.L.V.'s and all other vehicles	\$25.00
Pet Violations	\$10.00

After you receive a citation you can appeal at the board of Directors meeting that will be posted on the ticket. All unpaid fines will be applied against the lot. All unpaid fines will be collected just as dues.

**CRAWFORD COUNTY TREASURER'S OFFICE
P.O. BOX 399
ENGLISH, IN 47118
(812) 338-2651**

Aug. 12, 1997

To: The Board of Directors
of The Wildridge Association

Dear Sirs,

Attached please find a list of lease holders with Wildridge who are delinquent on their improvement taxes as of the above date. If there is anything in the lease agreement about their taxes, it would seem that these people are breaking their lease. We would appreciate any help you may be able to give us in collecting these back taxes. Please contact me at your earliest convenience.

Thank You,

Kathy Parks



KATHY PARKS
TREASURER

DONNA DUNN
DEPUTY

DAWN WRIGHT
DEPUTY

AUG 7, 1997

BOARD OF DIRECTORS OF WILDRIDGE:

I WOULD LIKE TO SUGGEST THAT IN FUTURE YEARS THE FORMAL TYPE "MEET THE CANDIDATES DAY" AND ICE CREAM BE CHANGED AND ELIMINATE THE PANEL OF DIRECTORS AND CANDIDATES.

HAVE THE ICE CREAM AS IN THE PAST AND LET THE BOARD MEMBERS AND CANDIDATES "MINGLE" IN THE CROWD AND MEET MEMBERS "ONE-ON-ONE". THEY COULD HAVE A NAME TAG WITH NAME AND MEMBER (BOARD) OR CANDIDATE AND SIMPLY LET EVERY ONE BE ON HIS/HER OWN: NO PANEL AND NO PA SYSTEM, AND NO ONE TO ADDRESS THE GROUP.

THIS SHOULD ELIMINATE THE PERSONAL ATTACKS OF THE PAST

I HOPE YOU WILL SERIOUSLY CONSIDER THIS SUGGESTION THAT SHOULD PROMOTE GREATER HARMONY

W^m R. Riggs Lot 381

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

October 11, 1997

AGENDA

- | | |
|---------------|---|
| J. Arman | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report
4. Speed Bump
5. 1998 Window Pass
6. 1998 Gate Pass
7. 1998 Trash Bid
8. Pool Cover
9. Winter Newsletter |
| Tom Cummins | 10. Loan |
| Forrest | 11. Fines:
12. 1998 Budget |

NOTE: Next board meeting will be on November 8, 1997 9:00
am CAMP TIME

October 11, 1997

The meeting of the WILDRIDGE BOARD OF DIRECTORS was called to order by VICE PRESIDENT FORREST TIMBERLAKE at 9:00 A.M.

Members present were JACKIE ARMAN, RUTH ANNE RETENELLER, BILL SCHMELZ, ED SINGLETON, FORREST TIMBERLAKE AND MANAGER DOUG BOONE.

Minutes of the previous meeting were read by Secretary Jackie Arman. Two corrections were made on the minutes. Forrest Timberlake stated that the motion for the fines wasn't unanimous and Doug Boone stated that in place of UNLV it should be ULV. With the corrections being made a motion was made and seconded to accept the minutes. Motion carried.

TREASURER'S REPORT:

RUTH ANNE RETENELLER passed out her report to all members present. She stated that we will be around \$32,000 in the red at the end of 1997. Ruth Ann met with our accountant and he informed her that mowing wasn't tax exempt. He also doesn't recommend that we go up on transfer fees as we have to pay taxes on them. It was also suggested that when we take a lot back that we look into how we do it as we also pay taxes on it. Another suggestion made was that by January we have a plan in place for a tax free Mutual Money Fund. Ruth Ann reported that four members who owe 1996 dues, and that the thirty seven who owe 1997 dues were taken to Small Claims Court. Of the thirty seven we are now down to twenty nine and fifteen are making payments.

Tom Cummins addressed the board with a plan he felt would get us out of debt. He suggested that each member would pay a one time extra fee of \$265.00 to wipe out our sewer loan. The reason for doing this would be to save paying \$30,000 in interest. Indications are that it would impose a hardship on some members, but we must remember that Wildridge is not a necessity. He also stated that he thinks it is difficult to say in December that you owe X number of dollars by January. Some people would need to be on a time payment plan.

Forrest Timberlake stated that at the time of the loan we would need \$300.00 for each lot. Forrest also thinks that if we impose these fees we would get fifteen to twenty lots back and we would be stuck with at least fifteen of them.

Tom Cummins agrees that there would be some hardships. He stated that he sees \$30,000 boats and all kinds of building improvements and feels like it is a one time thing and if a member is unable to pay we need to let them borrow from our funds. They would only have to pay \$26.10 per month for ten months.

Bill Schmelz stated that fifty percent who have boats would pay the extra money. It's the ones who can't afford the extra things like boats that wouldn't be able to pay the extra fees.

Ruth Ann Reteneller stated that this is a family park and it is important to the members and the ones who couldn't afford the extra fee would feel like they were being shoved out. She also stated that if this is going to happen it would have to happen by January of 1998. Another concern of hers was if we needed permission to raise in addition to our dues \$26.10 a month and if a letter should be sent to the membership to see if they want to do this.

Mr. Cummins then concluded by asking the board to take his suggestion into consideration. Forrest Timberlake then dismissed Mr. Cummins and thanked him for coming.

MANAGER'S REPORT:

DOUG BOONE reported that the pool has been winterized. Both the water and electric bills were down. The water shut off date is November 3, 1997 unless it is forecast out of Louisville to be twenty eight degrees or colder. Electric will be turned off December 1, 1997. Doug requested to use a speed bump either permanent or portable on a trial basis between lots 97 & 106 to avoid or to slow traffic in this congested area. By majority , consent was given for a speed bump to be put down in the spring. Doug also asked to do away with the window stickers in 1998. He stated they won't be needed with the new gate. After much discussion Bill Schmelz made a motion seconded by Ed Singleton to do away with window stickers for security reasons. Motion carried Unanimous

Bill Schmelz made a motion seconded by Jackie Arman that the gates stay closed at all times unless there is a 911 call and then the gate by the guard house will be opened. Motion carried. Unanimous

Doug presented bids for trash hauling. Rumpke's bid is \$25.00 for six yards an increase of \$3.00. This is the first increase in four years. Bill Schmelz made a motion seconded by Jackie Arman to renew our contract with Rumpke for another year.

POOL COVER:

The Social Committee agreed to pay \$2,000.00 for the pool cover. The lowest bid so far is from Anchor Industries for \$2,295.00. A bid of over \$3,000.00 came from Walnut Ridge Pool & Patio. One more bid will be obtained. Jackie Arman stated she would go back to the Social Committee to see if they would pay an additional \$295.00. for the cover if Anchor Industries remains the lowest bid.

Doug will announce in the November newsletter about the new gate cards.

A brief discussion on the fines that were imposed at the last meeting was held. It was agreed that more thought needs to be given on this issue so it was tabled for the time being.

An offer of \$1,000.00 cash plus having the 1998 dues paid was made for Lot # 352 , this would be a loss of \$350.00. Bill Schmelz made a motion seconded by Jackie Arman to make a counter offer of \$1,350.00 with 1998 dues included. Motion carried.

BUDGET:

If we raise the dues by \$75.00 , at the end of five years we will be \$13,000.00 in the ~~red~~ ^{black} but our loan will be paid off. After much figuring and discussion Ruth Ann Reteneller made a motion seconded by Bill Schmelz to raise the dues \$75.00. Motion carried. Unanimous Ruth Ann Reteneller made a motion seconded by Jackie Arman to adopt budget # 2 with the correction on property taxes and trash fees. A budget is required by the bank. Motion carried. Unanimous Bill Schmelz made a motion to adopt the five year plan we have and update it each year. Ruth Ann Reteneller seconded. Motion carried. Unanimous

Having no futher business Ed Singleton made a motion seconded by Bill Schmelz to adjourn the meeting. Motion carried. Meeting adjourned.

Respectfully Submitted

Jackie Arman
Jackie Arman, Secretary

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

November 8, 1997

AGENDA

- | | |
|---------------|---|
| J. Arman | 1. Reading of the Minutes |
| R. Reteneller | 2. Financial Report
Small Claims Court |
| D. Boone | 3. Managers Report
Pool Cover |
| | 4. 1998 Guest Policy |
| | 5. Fines: |
| | 6. Tom Cummins: Bank Loan |

NOTE: Next board meeting will be on March 14, 1998 9:00 am
CAMP TIME

November 8, 1997

The meeting of the WILDRIDGE BOARD of DIRECTORS was called to order by Vice President Forrest Timberlake at 9:02 A.M.

The minutes were read by Secretary Jackie Arman. Forrest stated that the minutes should read that at the end of five years we would have a balance of \$13,000, not \$13,000 in the red. After the correction was made Bill Schmelz made a motion seconded by Brad Hilgert to accept the minutes. Motion carried.

TREASURER'S REPORT:

Ruth Ann Reteneller passed out her report to the board members. She reported that we have \$6,000 left for the balance of 1997. This figure being more than she had first thought we would have. Ruth Ann reported she will go to Small Claims Court on Friday. She will be getting forms for taxes and new checks and will set up an account. Ruth Ann asked about employee's Christmas Bonuses. A motion was made and seconded by Bill Schmelz to give the same bonuses that we gave in the past. Motion carried.

It was suggested that we get a credit card for Wildridge for mail orders. Forrest Timberlake will look into this and report back to the board.

MANAGER'S REPORT:

Doug Boone reported that the water was shut off. The shower house will be turned off on December 1st. The Security Guards are working on the winter schedule. Anchor Industries was the lowest bid for the pool cover at \$2,099. The cover has been ordered. Doug stated that we now have thirty two members that have their own electricity. Our offer for Lot #352 was accepted and sold for \$1,350.

Tom Cummins was then recognized to speak on behalf of twenty to twenty five members present. Tom felt that having so much money involved on our sewer loan that we need to have a choice question-naire by the membership. We need to tell them what we would save by paying it off. Much discussion followed Tom's statement. Some of the highlights were Hardships it would put on some members if we asked them to pay a large sum at one time, How we would handle those who needed extra time to pay. Also the time element in getting this question-naire to the members and much discussion on getting Lots returned to Wildridge. It was made clear that the Board won't ask the membership for a vote. This would be a question-naire to see how the majority feels about this issue. The Board only wants some guidance from the membership.

Brad Hilgert made a motion to send a choice question-naire to the membership giving them a choice of:

- A. A \$265.00 dues increase (a one time increase for 1998) or
- B. At least a \$75.00 dues increase from now on. (Base rate of \$525.00
Base rate in 1999 if A is imposed \$450.00
Base rate in 1999 if B is imposed \$525.00

Ruth Ann Reteneller seconded the motion. Motion carried.

Question-naires will be mailed out November 15, 1997 and must be returned to Wildridge by December 15, 1997 so that dues notices can be sent out.

Bill Schmelz made a motion seconded by Jackie Arman to set a guest policy that states you must have a guest pass or the member meets the guest at the gate or you don't get in with the exception of a one day events, that requires advance notice to the office by the Lot owner of record.

A question about fines was brought up. Brad Hilgert made a motion to table the discussion until our Spring meeting when we would have a full board. Bill Schmelz seconded. Motion Carried Unan

December 16, 1997

The Wildridge Board of Directors met to count the results of the Questionnaires that were sent to the members and for a brief business meeting.

Members present : Jackie Arman, Ruth Ann Reteneller, Bill Schmelz, Clarence Switzer, Forrest Timberlake and manager Doug Boone.

Doug reported that 676 Questionnaires were mailed. A total of 397 were returned, with the results as follows: Option A 268. Option B 125 and 4 illegal.

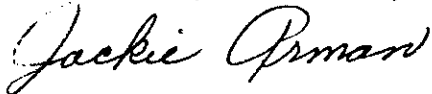
The dues notices will be in the mail December 18, 1997 and due on January 31, 1998.

An offer was made to purchase Lot # 96 for \$1,500 assuming the dues for 1998 are paid. Bill Schmelz made a motion seconded by Forrest Timberlake to accept the offer. Motion carried. Unanimous

Bill Schmelz stated that we have a procedure to follow for our open meetings and we haven't been following it. Clarence Switzer said this will be put on the agenda along with the fines to be imposed at our next scheduled meeting March 14, 1998.

Having no further business Bill Schmelz made a motion to adjourn seconded by Forrest Timberlake. Unanimous Meeting adjourned.

Respectfully Submitted,



Jackie Arman, Secretary

Brad Hilgert brought a Well Pit for the Board members to look at. The cost of these is \$42.00 each. Brad made a motion to buy ten of these to be used at Doug's discretion in the Spring on a experimentation basis. Bill Schmelz seconded. Motion carried. Unan

Having no futher business the meeting was adjourned. Our next scheduled meeting is March 14, 1998.

Respectfully Submitted,

Jackie Arman

Jackie Arman, Secretary

Members Present:

Jackie Arman, Brad Hilgert, Ruth Ann Reteneller, Bill Schmelz, Forrest Timberlake and Manager Doug Boone.