

Index of Motions Passed  
General Session  
2000

ULMV proof of liability insurance	September 9
Replacement of electrical breakers	September 9
Purchase of LP furnace for shower house	September 9
Social Committee redo area in front of bather house	October 14
Social Committee sign on fence at gatehouse	October 14
Cost of printing newsletter	November 11

Index of Motions Passed  
General Session  
2001

Agreement with Patoka Water	March 10
Interest on Restricted Funds	April 14
Social Committee purchase of fence	May 12
Extended pool schedule	June 9
Sale of Lot 589	September 8
Building Code Amendment	September 8
Transfer of Funds to Morgan Keegan Fund	October 13
Guest passes	October 13
Update of gate system	November 11

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

March 11, 2000

AGENDA

- |               |   |
|---------------|---|
| Jackie        | 1. Call To Order                                      |
| Gary          | 2. Reading of the Minutes                             |
| R. Reteneller | 3. Financial Report<br>Small Claims Court             |
| D. BOONE      | 4. Manager Report                                     |
|               | 5. Old Business<br>Quiet Time Policy                  |
|               | 6. New Business<br>Flow Meters<br>Minutes of Meetings |
|               | 7. Adjourn  |

NOTE. EXECUTIVE SESSION MAY BE AFTER THIS MEETING

NOTE: Next board meeting will be Set after this meeting

**Board of Directors Meeting  
WildRidge Association  
March 11, 2000**

**Amended per April 8, 2000 Board of Directors Meeting**

The meeting was called to order by President Jackie Arman at 9:05 a.m.

Members Present: Jackie Arman, Russ Segraves, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, and Don Foster.

Members Absent: Ed Singleton

Manager Doug Boone: Present

Secretary's Report: The minutes of the November 13, 1999 Board Meeting were read by Gary Hammond. A motion was made by Russ Segraves and seconded by Don Foster to approve the minutes as read. Motion carried unanimously.

Treasure's Report: Ruth Ann handed out Balance Sheet Comparison, Profit and Loss Comparison, and Profit and Loss Sheet for January through December 1999.

Ruth Ann reported the gate card expense was less due to Indiana sales tax being less than the Kentucky sales tax.

Mowing participation was down from the previous year.

Transfers of lots were down considerably from last year.

Payroll was higher than predicted due to the extra security.

Small Claims: We ended the year with 23 lots owing WildRidge something. Ruth Ann sent invoices to all 23 and no one responded. January 14, 2000, Ruth Ann took all outstanding balances to small claims court. 9 members paid and 14 agreed to pay balance owed plus \$35.00 court cost. We now have 14 members that owe WildRidge. The total owed is \$7,226.66. One lot we foreclosed on, we received a default judgment on and is now WildRidge's to sell.

Another lot WildRidge foreclosed on previous with the condition the member would pay the 1996 and 1997 dues, is WildRidge's to sell but the member still owes the 1997 dues.

The member of another lot has no income due to injury. The member agreed to put the lot up for sale and if it does not sell by May 1, 2000, the lot owner will give the lot back to WildRidge.

Ruth Ann reported that we received bad advice from our previous accountant about investing in mutual funds. The accountant did not advise withdrawing money from the mutual funds but we had to withdraw money for operating cost expenses, which cost WildRidge 1.2 percent tax plus \$152.00 penalty which totaled \$1,652.00.

Russ Segraves made a motion to leave our money in mutual funds until October 1, 2000 to avoid penalty and then move that money to tax free bonds or triple A account. Forrest Timberlake seconded the motion. Motion carried unanimously.

Ruth Ann asked the accountant what it would cost to do the books for WildRidge. He estimated \$400.00 to \$500.00 per month and that did not include payroll. She also asked him about an audit or a review and he estimated that to cost around \$4,000.00.

Ruth Ann suggested that we have a membership review board to audit WildRidge's books. This suggestion will be brought back to the April Board Meeting for a vote.

Manager's Report: Doug pasted out packet. Doug suggested we change the shut off date of old gate cards from April 1, 2000 to May 15, 2000 so we can send out a notice in the April Newsletter. Russ Segraves made a motion to amend the gate card shut off from April 1, 2000 to May 1, 2000. Motion seconded by Ruth Ann Reteneller. Motion carried unanimously.

Water will be turned on the week of April 3, 2000.

Doug reported that the sewer company wants to raise the sewer rates 127 percent.

Doug asked the board to bring an employee back two weeks early. Forrest Timberlake made a motion to bring back an employee two weeks early to get the park ready to open. Ruth Ann Reteneller seconded the motion. Motion carried unanimously.

Old Business: Quiet time policy will be discussed in Executive Session.

Jackie asked if the minutes could be mailed or e-mailed before the next meeting. Gary said he would do that.

Member Ruth Helmerich asked the board to put an ice machine in WildRidge. Board said they have looked into ice machine before and it would not be profitable.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Russ Segraves. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

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WildRidge Association  
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The member of another lot has no income due to injury. The member agreed to put the lot up for sale and if it does not sell by May 1, 2000, the lot owner will give the lot back to WildRidge.

Ruth Ann reported due to bad advice from our previous accountant, we withdrew from our mutual fund, for operating cost expenses, which cost WildRidge 1.2 percent tax plus \$152.00 penalty which totaled \$1,652.00.

Russ Segraves made a motion to leave our money in mutual funds until October 1, 2000 to avoid penalty and then move that money to tax free bonds or triple A account. Forrest Timberlake seconded the motion. Motion carried unanimously.

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Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Russ Segraves. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

Winter Report  
March 11, 2000

Shower house open on time, Electric turned on March 1, 2000

We had 100 electric turn on this winter. Bill for Dec to Feb was up \$811.00.  
*The sewer the bill for the same period was down \$1336.00*

**Repairs made**

1 MAJOR DIG TREE ROOTS LOT # 358 REPAIRED 34 DROPS WITH IS THE SERVICE TO 68 LOTS  
what we are finding on the drops we have worked one is lack of glue and schedule 20 pipe will crack under the ground at a joint.

I believe wildridge find a engineer who has repaired this kind of problem in the past and hire a company to repair.

The sewers in 2000 will cost more. The rate is going up from 2.25 per 1000 to 5.10 per 1000.

**Shower House**

Removed siding, removed top cap from rocks , insulated the walls, replace top cap on rocks, put up vinyl siding installed two new doors. removed ceiling, insulated ceiling, replace ceiling, installed new lights, painted the floors. put in new hot water elements. did not receive any new hard ware for inside. We need to up grade hard ware inside.

**Gate cards:**

New cards can be picked up at gate. Need date to turn off old ones I would suggest May 15, 2000 so it can be posted in the news letter.

The gate program is not y2k ready so the gate is running in the year of 1988, it can run the next four years.

**Electric:**

Replaced 10 100 amp breakers in sites with major over load. This will buy a little time.

**Water:**

Plan to turn on week ending on the 7 . Will start the park pick up in March. Would like to bring back one helper the second week of march and the next one the first week of April.

**NEWS LETTER:**

Will need to have news letter out in April so will need news letter copy by March 31, 2000

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

April 8, 2000

AGENDA

- |               |  |
|---------------|--|
| Jackie        | 1. Call To Order                           |
| Gary          | 2. Reading of the Minutes                  |
| R. Reteneller | 3. Financial Report<br>Small Claims Court  |
| D. BOONE      | 4. Manager Report                          |
|               | 5. Sewer Regulations<br># 4                |
|               | 6. New Business<br>Shower House (Toilet's) |
|               | 7. Adjourn                                 |

NOTE. EXECUTIVE SESSION AFTER THIS MEETING

1. Quiet Time
2. Annual Audit Review
3. Complaint/Suggestions from Membership

NOTE: Next board meeting will be May 13, 2000

Manager's Report: Doug reported WildRidge staff have been working on sewer drops. They have repaired two water leaks. Started water turn on April 3<sup>rd</sup>. All lots have water service except for 24 lots due to bad piping.

Doug reported the new sewer rate is in effect and will reflect on next month's bill.

WildRidge staff did one park pick up of leaves.

REMC left tree trimmings behind after installing line. Doug will call REMC to see if they will clean their mess up. If not, WildRidge staff will have to.

Worked planned: Repair water leaks, start to mow grass, repair the ground  
WildRidge staff has dug to repair leaks, put fence up on lot 503, and prepare to open swimming pool.

Sewer regulation: WildRidge can not meet the date proposed in June of 1999 for the new sewer regulation to take effect by May 2000. Therefore, the members can not meet their part of the regulation by May 2000. Russ Segraves made a motion to amend the date from 5-1-2000 to 5-1-2002. Ruth Ann Reteneller seconded the motion. Motion carried unanimously.

New Business – Shower house toilet: Russ talked about new Toto toilet fixtures. Russ suggested replacing all the toilets with Toto toilets. Forrest stated he should be getting used toilets with Sloan valves and partitions from Salem school as soon as school is out in May. Board agreed to wait until Forrest knows more in May.

Unightly property: Don Foster reported lot 694 needs to have something done. Lot 606 has unlicensed truck sitting on lot. Don Foster made a motion to send a certified letter to lot 606 stated the truck be removed within 30 days or it will be towed at the owners expense. Russ Segraves seconded the motion. Motion carried unanimously. Gary Hammond will send the certified letter to lot 606.

Gary Hammond reported lot 73 has debris and materials on neighbor's property. Russ Segraves will follow up on this.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Russ Segraves. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

**Board of Directors Meeting  
WildRidge Association  
April 8, 2000**

The meeting was called to order by President Jackie Arman at 9:03 a.m.

Members Present: Jackie Arman, Russ Segraves, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, and Don Foster.

Members Absent: Ed Singleton

Manager Doug Boone: Present

Secretary's Report: The minutes of the March 11, 2000 Board Meeting were read by Gary Hammond. Ruth Ann stated that the bad advice from the accountant was to invest in mutual funds, he did not advise removing money from the mutual funds. Ruth Ann also stated that all of the members who owed back dues received invoices, not phone calls. She made phone calls to a few at the end of the year. ~~Doug Boone stated that the shut off date for the old cards should be May 15<sup>th</sup>, not May 1<sup>st</sup>.~~ A motion was made by Russ Segraves and seconded by Forrest Timberlake to approve the minutes as amended. Motion carried unanimously.

Treasure's Report: Ruth Ann handed out Financial Report and explained the new cover sheet.

Small Claims: On April 7, 2000, Ruth Ann went to court and neither of the two showed up. Due to the time change, the judge asked Ruth Ann to wait. When Ruth Ann returned to the court, the judge had already left and no one had asked him what he was going to do. One of the members only owes \$150.00. Ruth Ann will try to phone the member Monday, April 10<sup>th</sup> to see if we can settle before the next court date.

The other case they did not have a confirmation the papers were served so they could not hold the member responsible. Both cases will be continued June 2, 2000.

One of the previous cases, the member is in the process of bankruptcy and if they sell the lot, it looks like WildRidge will get the money that is owed to us.

Another lot is tied up in Estate. WildRidge can try to have the next of kin declared executor for \$75.00 then the next of kin can sign the lot over to WildRidge. If the next of kin does not agree to this, WildRidge will have to foreclose on the lot at a cost of \$500.00 to WildRidge.

Forrest Timberlake questioned why the water and electric cost were up. Doug stated the electric rates had increased and we had a water leak last month.

Manager Report

4/8/2000

Worked on sewer drops and man holes.

Repaired two water leaks, worked on main water line leak, (may be leaking again ?)

Started water turn on 4/3/2000, all but 24 lots have water because of leaks, some of the water line is rusting away it has been in over 15 years. WE still have a leak we are using right now 300 gallons per hour. This is down from 1200 per hour In this week of turn on we have used 58,000 gallons. WE have a new sewer rate \$5.10 per thousand gallons Water is \$6.99 per thousand gallons.

Have did one park pick up on leaves 7 loads. New to chip brush. The light company made a big mess behind lot 388 tree's cut.

WORK PLANNED

Fix leaks, start mowing, repair ground around digs we have made, build fence at lot 503, start on pool,

6.99  
5.10  
-----  
1.89

was 2.25

AFTER 37,000

385-88

**Board of Directors Meeting  
WildRidge Association  
May 13, 2000**

**Amended per June 10, 2000 Board of Directors Meeting**

The meeting was called to order by President Jackie Arman at 9:02 a.m.

Members Present: Jackie Arman, Russ Segraves, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Don Foster, and Ed Singleton.

Members Absent: None

Manager Doug Boone: Present

Secretary's Report: The minutes of the April 8, 2000 Board Meeting were read by Gary Hammond. A motion was made by Russ Segraves and seconded by Forrest Timberlake to approve the minutes as read. Motion carried unanimously.

Treasure's Report: Ruth Ann passed out and explained Financial Report.

Ruth Ann called the member who owed \$150 but the phone had been disconnected. The member had been picked up by law enforcement. The judge previously ordered bond at \$600 which was the initial amount owed. Ruth Ann is not certain if the member was picked up due to this court order. The member also owes the year 2000 dues.

Ruth Ann did not have time to contact the family of the deceased member who owes \$75. She tried once but it did not go through.

Small Claims: Next court date is June 2<sup>nd</sup>. Ruth Ann is in the process of identifying the people who have not paid anything. She will be bringing invoices to Doug to be mailed out to anyone with a balance.

Manager's Report: New sewer rates raised last month's bill by \$2,220.61. Repaired all water leaks except one, which has caused two lots to not have water. Started paid mowing and will start tall mowing on Monday. Fence has been built on lot 503. Griff Company calibrated our flow meters. Plan to open the pool on May 26<sup>th</sup>. Doug suggested we put in a driveway on lot 589, which is owned by WildRidge to help sale it. Forrest Timberlake made a motion to put in a driveway on lot 589, not to exceed \$300. Motion seconded by Russ Segraves. Motion carried unanimously.

Russ Segraves discussed extra security on the three major holidays: Memorial Day, 4<sup>th</sup> of July, and Labor Day. Forrest Timberlake stated there is a standing operating procedure that WildRidge will have extra security on the three major holidays for Saturday and Sunday.

Doug reported the "emergency" message service is being abused. Ruth Ann made a motion for the guards to use their discretion and to curtail the delivery of messages as long as the caller is informed. Russ Segraves seconded the motion. Motion carried unanimously.

Russ Segraves reported that the owner of lot 588 asked the board to allow him to fix the ditch on lot 587 costing approximately \$500. Doug stated that WildRidge has no contact with the owner of lot 587. Russ reported that other lots across the street have also complained about the ditch. Russ Segraves made a motion to get some quotes from contractors to repair the ditch on lot 587. If the owner of lot 588 is willing to pay up front for the repair of the ditch, WildRidge will have the contractor repair the ditch on lot 587. Forrest Timberlake seconded the motion. Motion carried unanimously.

Russ Segraves passed out information about WildRidge insurance and asked the board members to review them to see if anything needs to be changed.

Forrest Timberlake reported he would be getting some toilets with sloan valves in the next week or so.

Don Foster wanted to give recognition to Mrs. Sharp for planting flowers along the fence at the entrance. Jackie Arman will send Mrs. Sharp a card of thanks.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Don Foster. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

**Board of Directors Meeting  
WildRidge Association  
May 13, 2000**

The meeting was called to order by President Jackie Arman at 9:02 a.m.

Members Present: Jackie Arman, Russ Segraves, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Don Foster, and Ed Singleton.

Members Absent: None

Manager Doug Boone: Present

Secretary's Report: The minutes of the April 8, 2000 Board Meeting were read by Gary Hammond. A motion was made by Russ Segraves and seconded by Forrest Timberlake to approve the minutes as read. Motion carried unanimously.

Treasure's Report: Ruth Ann passed out and explained Financial Report.

Ruth Ann called the member who owed \$150 but the phone had been disconnected. The member had been picked up by law enforcement. The judge previously ordered bond at \$600 which was the initial amount owed. Ruth Ann is not certain if the member was picked up due to this court order. The member also owes the year 2000 dues.

Ruth Ann did not have time to contact the member who owes \$75. She tried once but it did not go through.

Small Claims: Next court date is June 2<sup>nd</sup>. Ruth Ann is in the process of identifying the people who have not paid anything. She will be bringing invoices to Doug to be mailed out to anyone with a balance.

Manager's Report: New sewer rates raised last month's bill by \$2,220.61. Repaired all water leaks except one, which has caused two lots to not have water. Started paid mowing and will start tall mowing on Monday. Fence has been built on lot 503. Griff Company calibrated our flow meters. Plan to open the pool on May 26<sup>th</sup>. Doug suggested we put in a driveway on lot 589, which is owned by WildRidge to help sale it. Forrest Timberlake made a motion to put in a driveway on lot 589, not to exceed \$300. Motion seconded by Russ Segraves. Motion carried unanimously.

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Doug reported the "emergency" message service is being abused. Ruth Ann made a motion for the guards to curtail the delivery of messages as long as the caller is informed. Russ Segraves seconded the motion. Motion carried unanimously.

Russ Segraves reported that the owner of lot 588 asked the board to allow him to fix the ditch on lot 587 costing approximately \$500. Doug stated that WildRidge has no contact with the owner of lot 587. Russ reported that other lots across the street have also complained about the ditch. Russ Segraves made a motion to get some quotes from contractors to repair the ditch on lot 587. If the owner of lot 588 is willing to pay up front for the repair of the ditch, WildRidge will have the contractor repair the ditch on lot 587. Forrest Timberlake seconded the motion. Motion carried unanimously.

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Don Foster wanted to give recognition to Mrs. Sharp for planting flowers along the fence at the entrance. Jackie Arman will send Mrs. Sharp a card of thanks.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Don Foster. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

• Helen Punn of John DAVIS

10920 Youngstown Dr.  
Lou Ky 40272

# 502 937 8168

Celler phone 396 1468

• \$500.00 + Dues

Lot # 503

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WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

June 10, 2000

AGENDA

- Jackie            1. Call To Order
- Gary             2. Reading of the Minutes
- R. Reteneller   3. Financial Report  
                  Small Claims Court
- D. BOONE        4. Manager Report
5. Golf Cart Perarde
6. Old Business  
                  Golf Carts/2 wheeled motorized/ULV  
                  Members Remarks At open Session Limited to  
10 min per spokesperson (max 2 Spokespersons. one pro one  
con
6. Adjourn

NOTE. EXECUTIVE SESSION 10 MIN. AFTER THIS MEETING

**Board of Directors Meeting  
WildRidge Association  
June 10, 2000**

The meeting was called to order by President Jackie Arman at 9:02 a.m.

Members Present: Jackie Arman, Russ Segraves, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Don Foster, and Ed Singleton.

Members Absent: None

Manager Doug Boone: Present

Secretary's Report: The minutes of the May 13, 2000 Board Meeting were read by Gary Hammond. Ruth Ann stated two corrections. Member who owed \$75 is deceased, she was trying to reach family of deceased. Ruth Ann also questioned the wording of her motion about guards delivering messages to lot owners. A motion was made by Russ Segraves to accept the minutes as amended and seconded by Ed Singleton. Motion carried unanimously.

Treasure's Report: Ruth Ann passed out Financial Report.

Small Claims: Ruth Ann sent invoices to everyone who owed any balance at all. The last deposit reflected that members have received their notices and cleared up some of the debts.

Ruth Ann tried to contact the next of kin of a deceased member. She talked to his wife to see if they would be willing to pay \$75.00 to be declared the executor of the WildRidge property only. They did not return the call. Ruth Ann called WildRidge attorney and will be sending paper work for the foreclosure of that lot. Ruth Ann stated that the June 2<sup>nd</sup> court date was cancelled.

In another case, the sheriff says the lot owner has not been served because they have no address. Therefore, we will start foreclosure on this lot.

Forrest questioned the payroll expense. Ruth Ann reported that payroll is right on what the board estimated for budget.

Manager's Report: Pool opened on time. WildRidge staff repaired two water leaks, replaced two shower valves in the men's shower house, made first tall mowing consisting of 46 lots, bills have been sent out. Driveway has been installed on lot 589, certified letters were mailed out on second campers. Holiday weekend went well. No major problems. Paid first installment on WildRidge property taxes.

Ruth Ann questioned Doug on the policy permitting guests onto WildRidge property. Doug stated the policy had not changed and the guard had made a judgement call that did not workout.

Old Business: Forrest stated that he has started to receive some of the fixtures for the WildRidge restrooms. Forrest also stated he had not found a modem at the right price and as soon as he does, WildRidge will be on line.

Golf Cart Parade: Russ questioned Doug about the golf cart parade. Doug stated that Mr. Beanblossom will no longer be organizing the event and the social committee will be handling the event this year. Doug has not spoken to Ruth Helmerich about how it would be handled.

President, Jackie Arman, opened up the floor to the members for solutions to the golf cart moratorium. Ruth Ann explained why the board made the decision on the moratorium. Ruth Ann read the question sheet that was asked of the WildRidge insurance agent and the WildRidge lawyer along with their answers. Forrest Timberlake stated that WildRidge is not private property. When you allow guests, it becomes private for public use. Forrest Timberlake also stated that this was put to the membership and he went through all the forms and it was the consensus of the membership that the age be 12 years old to drive a golf cart and that was the consensus of the membership at about 87% and he still has the surveys at home. Forrest Timberlake also stated if it was the consensus of the membership then, and they don't care about the chance of losing the park, I'm all for going for what the majority of the people think. The following lot owners expressed their concerns and frustrations but offered no solutions to the golf cart moratorium.

163	Wayne Gary	224	Mark Doran
132	Peggy Hyneman	22	Paul Keller
461	Pam Bickerest	323	Mike Mitchell
114	Robert Kahl	323	Lori Chandler
582	Gary Powers	11	Barry Miller
475	Deborah Pray	417	Kent Hammond
282	Randy Balentine	345	Ben Ubelhor
337	Steve Remeo	338	Jan Hedrick
25	David Mour	357	Raymond Beets
192	Donald Love		

Having no other business, Russ Segraves made a motion to adjourn, seconded by Ed Singleton. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

Manager Report

June 10, 2000

Pool open on time. Two water leaks repaired. Replace two shower controls in men's shower both were leaking hot water. Have done one pass on tall mowing 46 lots working on the billing. New drive way put in on lot 589. Letter mailed out about second campers.

Need help on security for midnight to 8am last week of June to cover vacations, if I cannot find the help I will work 3rd shift office we be closed from 6/25/00 to 7/4/00 will have gate cover as much as possible.

H-day went ok no major problems just the same old ones. like shower house needing up grading on the inside. Golf carts were ok.

436,800 gallons water	453,470 gallons of sewer.
cost of \$2747.89	cost of 4212.50 = 6,960.39
ele bill for 4/20 to 5/20 =4641.66	
taxes paid for spring =9469.92	this is for 73 acres and rec area.

Work Planned

Just day to day maintenance till after labor day.

WILDRIDGE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

July 8, 2000

AGENDA

- Russ 1. Call To Order
- Gary 2. Reading of the Minutes
- R. Reteneller 3. Financial Report  
Small Claims Court
- D. BOONE 4. Manager Report
- D. Boone 5. Offer on lot 597
6. Utility and Property survey Committee  
(Russ) Road, Sewer, Water, Electrical,  
Buildings, Surface Drainage Conditions, Equipment  
and Recommend Repair/Upgrades or Alternative methods.  
Board member (Chairman)  
Manager Advisory  
4 Volunteer Members  
Committee to report finding and recommendations to full board  
prior to final 2001 annual budget.
7. Liability Insurance for Board of  
Directors E&O (Russ)
8. Change of insurance for equipment  
(Forrest)
9. Annual Meeting Agenda (Russ)
10. Audit (Gary)
11. Old Business
12. New business
13. Adjourn
- Executive session will start in 10 minutes after adjournment

**Board of Directors Meeting  
Wildridge Association  
July 8, 2000**

The meeting was called to order by Vice President and acting President Russ Segraves at 9:00 a.m.

Members Present: Russ Segraves, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Don Foster, and Ed Singleton.

Members Absent: Jackie Arman

Manager Doug Boone: Present

Secretary's Report: The minutes of the June 10, 2000 Board Meeting were read by Gary Hammond. A motion was made by Don Foster and seconded by Ed Singleton to approve the minutes as read. Motion carried unanimously.

Treasure's Report: Ruth Ann passed out Financial Report.

Ruth Ann reported that the bank only sent photocopies of the checks on the last statement she received. The bank said if she wanted the original checks there would be a \$5.00 charge per month. Ruth Ann agreed to pay the \$5.00 charge to get the original checks.

Small claims: The July 14<sup>th</sup> date was cancelled. It was rescheduled for July 21<sup>st</sup>. Since then, we have had several members pay, therefore Wildridge will be able to file a motion to dismiss.

Ruth Ann stated she is planning to put a booklet of information together for then new board members coming on board in August at the cost of \$10.00 or less.

Ruth Ann also reported that Ron Cook, the developer of Wildridge, has two lots that Wildridge has in small claims court that owe him money also. Before Wildridge can foreclose of these lots, Wildridge must come to some type of agreement with Mr. Cook. Doug has been in contact with Mr. Cook so we are checking into that.

Ruth Ann reported she thinks she has a computer virus. Forrest will be checking out Ruth Ann's computer.

Ruth Ann received a request from a member to refund their ULV sticker money because they no longer have the ULV at Wildridge. ULV stickers are sold yearly, therefore no refund is due.

A motion was made to accept the financial report by Forrest Timberlake and seconded by Gary Hammond. Motion carried unanimously.

Manager's Report: Doug reported the water and sewer usage is about the same as last year at this time. Wildridge has done two tall mowings now and are working on getting the bills sent out. Wildridge is mowing 95 regular customers. Holiday weekend went well. Wildridge is also looking for security help.

Utility and property survey committee: Russ Segraves suggested we form a committee to look at Wildridge's infrastructure and equipment and recommend repair or upgrades. This committee would report their finds to the board prior to the 2001 annual budget meeting. The committee would be chaired by a board member and four volunteer members of Wildridge with the manager of Wildridge advising the committee. The board agreed to form this committee and Ed Singleton volunteered to chair the committee.

Errors and omissions insurance: Russ and Forrest are checking into getting quotes for E & O insurance for Wildridge board members.

Change of insurance for Wildridge equipment: Ruth Ann made a motion that we change Wildridge insurance policy so that the coverage when the machinery is left out is dropped but the coverage for the overall contents is increased. Motion seconded by Don Foster. Motion carried unanimously.

Old Business: Wildridge is now online and the email address is wildridge@tds.net.

Offer on lot 597: Wildridge has an offer of \$2,500.00 on lot 597, which is the asking price. Forrest Timberlake made a motion that we cash the check, seconded by Ed Singleton. Russ Segraves asked to amend the motion to state that also the lot must be closed on within 30 days. Motion carried unanimously.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Ed Singleton. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

**Wildridge Association**  
**ULMV RULES**  
**AMENDED JUNE 10, 2000**

All ULMV must be operated by a person at least 16 years of age. Proof of age must be in the possession of the operator at all times the ULMV is in use.

Acceptable proofs of age are: 1. Driver's license 2. Driver's permit 3. ID issued by a state DMV.  
4. Military ID. 5. Birth Certificate

Exceptions:

1. A person at least 12 years of age may operate a golf cart only if he or she is an immediate family member of the lessee, designated as an underage driver on Wildridge records, and the lessee is accompanying the operator in the front seat of the cart.
2. A person may operate a moped (motorized bicycle) of 49cc or less if at least 15 years of age, is in possession of a valid ID issued by a state DMV, and is wearing an approved safety helmet.

Each of the above exceptions will require the lessee to give the names, ages, birth dates, and relation of all eligible operators to Wildridge Management along with proper proof of insurance prior to obtaining a ULMV annual sticker.

ULMV: (Unlicensed Motor Vehicle) is a commercially manufactured motor vehicle (eg. golf cart) not required to be licensed to be state licensed. Any motorized vehicle required to be state licensed to drive on public roads will not be considered a ULMV by Wildridge and will require a valid license and driver's license to operate on Wildridge roads.

**IMMEDIATE FAMILY MEMBER:** Is a son, daughter, grandchild, or any person between the age of 12 and 16 of whom the lessee has legal custody. Foster children are not considered immediate family members.

As of 2001 Proper Proof of Insurance required will be:  
Minimum coverage of \$25,000 per person; \$50,000 per accident and \$25,000 property damage. Wildridge shall be named on the policy as an additional insured and a certificate holder.

Manager Report

7/8/00

Water used= 656,000 gallons  
sewage pumped= 721,000 gallons  
from 5/25 to 6/27 cost = 8,520.10

Our meters read 448,060 gallons pumped  
sewer co reads more. than ours a lot of lots are watering and  
washing cars.

We have done two tall mowings now I am working on bills  
We are mowing 95 lots now

H-Day week end

The H-day went ok no major problems, few complaints on noise  
about fire crackers had about 2000 people here this is a  
guess.

Wildridge is looking for help on security we have lost two  
guards we move one from week ends to full time and move one  
call in to full- part time? have opening on Friday 4to 12 and  
Saturday 4 to 12.

**Board of Directors Meeting  
Wildridge Association  
August 5, 2000**

The meeting was called to order by President Jackie Arman at 9:00 a.m.

Members Present: Jackie Arman, Russ Segraves, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, and Don Foster.

Members Absent: Ed Singleton

Manager Doug Boone: Present

Secretary's Report: The minutes of the July 8, 2000 Board Meeting were read by Gary Hammond. Russ Segraves made a motion to approve the minutes as read. Forrest Timberlake seconded the motion. Motion carried unanimously.

Treasure's Report: Ruth Ann passed out a preliminary balance and comparison sheet. This was due to the fact that the board is meeting the first Saturday of the month and she just received the bank statement yesterday.

Ruth Ann reported that the bank was wrong about the \$5.00 fee per month to get the original cancelled checks back. The fee is actually \$22.00 per month.

Ruth Ann also reported she took the paperwork to the lawyer to start foreclosure on four lots.

Ruth Ann sent the paperwork she received from Forrest on the Errors and Omissions insurance on to Wildridge's insurance agent.

Small Claims: Ruth Ann had a court date of July 21, 2000 and was able to file two motions to dismiss. Two of them she could not get a judgement on because they were not a good address and the rest of them she received default judgements on. Next court date is September 1, 2000.

Russ Segraves questioned Ruth Ann about utility totals and percentages. Ruth Ann said she would run an itemized report on the utilities and report the findings to the board.

Manager's Report: Doug reported that lot 597 has been sold. Last month Wildridge bought 685,000 gallons of water and the sewer company bill showed we pumped 817,000 gallons. Wildridge's flow meters showed we pumped 380,000 gallons of water. Doug also reported they have issued several building permits and have done 17 lot transfers. Doug reported that there was a fire on lot 469 and it was a total loss. Doug also stated that Wildridge purchased a 1994 Ford Ranger for \$4,000.00 plus tax.

Old Business: Gary reported the audit review should be ready in time for the open meeting.

Ed Singleton, who was not present, chaired the committee that Russ Segraves suggested last month to look at the maintenance issues facing Wildridge. Bill Pray, one of the committee members, presented a list of items that needed attention. Russ Segraves also stated that this was an ongoing committee to provide information for the board before budget time.

Forrest Timberlake has received two quotes for Errors and Omissions insurance for Wildridge board members and expects two or three more. These are also budget items to be considered for next year's budget.

New Business: Jackie reported next Saturday would be the open meeting at 10:00 a.m.

Forrest stated since this was Jackie's last meeting, he would like to thank Jackie for everything she has done, not only on the board, but also on the social committee, and it has been a job well done.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Gary Hammond. Motion carried unanimously.

Respectfully submitted,

Gary Hammond, Secretary

# **WILDRIDGE ASSOCIATION INC.**

**14th ANNUAL LEASEHOLDERS MEETING**

**SATURDAY, AUGUST 12, 2000 - 10:00 a.m.**

**"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 THE MINUTES**

**FINANCIAL REPORT**

**\*\* NEW BUSINESS \*\***

**PROGRESS ON SEWER REPAIR AND PRICE INCREASE**

**INTRODUCTION OF RETIRING DIRECTORS**

**QUESTION AND ANSWER SESSION**

**ELECTION RESULT**

**SUMMARIZATION AND ADJOURNMENT**

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

Note: there is a meeting of the new board of directors after the open meeting

## BOARD OF DIRECTORS

Jackie Arman-----President Lot # 240  
Russ Segraves-----Vice President Lot # 37  
Gary Hammond-----Secretary Lot #543  
Ruth Ann Reteneller-----Treasurer Lot #601  
Forrest Timberlake-----Director Lot #54  
Ed Singleton-----Director Lot # 292  
Don Foster-----Director Lot # 237

## SOCIAL COMMITTEE

Irene Alstott-----Lot # 76  
Carol Dugan-----Lot # 369 & 370  
Susan Hammond-----Lot # 543  
Ruth Helmerich-----Lot # 75  
Janey Hibdon-----Lot # 515  
Linda Smith-----Lot # 290  
Mary DeHart-----Lot # 289  
Jeanne Keller-----Lot # 22  
Bonnie Kettinger-----Lot # 278  
Dean Riggs-----Lot # 381  
Nancy Segraves-----Lot # 37  
Sue Schmelz-----Lot # 364  
Betty Yochum-----Lot # 351  
Marie Aquilina-----

## VOTING COMMITTEE

Dean Roberson-----Chairman Lot # 366  
Tom Cummins-----Lot # 23 & 24  
John Haller-----Lot # 181

THANK YOU TO ALL WHO DONATED THEIR TIME, ENERGIES  
AND IDEAS TO HELP MAKE WILDRIDGE A BETTER PLACE  
FOR EVERYONE.

**Wildridge Association Inc.**  
**Minutes of Open Meeting**  
**August 12, 2000**

The annual shareholders meeting was called to order by President Jackie Arman at 10:00 a.m. at the shelter house.

The ballot box was declared closed.

A moment of silence and the pledge of allegiance was observed.

Jackie Arman introduced Ruth Helmerich, President of the social committee. Ruth asked all the members of the social committee to stand and be recognized and thanked them for their hard work. Ruth reported on past and future events and thanked the members of Wildridge for all their support.

Secretary Report: The minutes were read by secretary Gary Hammond. A motion was made and seconded by the membership. Motion carried unanimously.

Treasurers Report: Ruth Ann Reteneller passed out the financial report and gave a brief explanation on the report and small claims court. Ruth Ann also reported that Wildridge had an independent audit of Wildridge accounts and assets for the previous year. Ruth Ann read the report from the CPA which stated that with the material supplied, all checks and balances were correct and the books were in good order.

Jackie Arman would like to thank Bill Pray and Gary Powers for trying to put out a trailer fire and for repairs made to the golf course.

Jackie Arman also wanted to thank the voting committee, Dean Roberson, Tom Cummings, and John Haller.

**New Business**

Manager Report: Doug reported 184 sewer leaks had been identified and 63 of those have been repaired. Infiltration is down from last year but there is still a lot of work to be done. Doug asked that all members make sure their part of the sewer connections are water tight.

Ruth Ann gave a short explanation of water and sewer increase that would raise the cost of sewer and water up to 127% through the next year.

## Introduction of retiring directors

President Jackie Arman introduced Ed Singleton and herself as retiring directors. Jackie stated what a wonderful privilege it have been to serve Wildridge not only on the board of directors but the social committee also.

Forrest Timberlake wanted to recognize Jackie Arman's service to Wildridge. Jackie served 10 years on the social committee and 3 years on the board of directors and did an extraordinary job.

## Questions asked:

At what point can Wildridge board evict a lessee from Wildridge for continually breaking the rules?

This is something the board discussed at the last executive meeting. The board has instructed Wildridge manager and security to call the Crawford County Sheriff Department any time a crime has been committed on Wildridge property and to press charges. The board has also contacted the Wildridge attorney to see what steps need to be taken to evict such members.

Is it the responsibility of the secretary to respond in writing to complaints about building codes?

It is the board's job to set building codes and policies for the betterment of Wildridge. It is the manager's job, with the board's backing, to see that these codes and policies are followed by the members. The member can address the board at any time by requesting to be put on the agenda at that month's meeting.

Is it possible to levy fines against rule breakers, whether it's criminal activities or code violations?

Wildridge already has many fines in place for violations of Wildridge rules. Any criminal activity should be handled by law enforcement.

Was there extra security on the 4<sup>th</sup> of July?

We had extra security on Saturday and Sunday nights for the weekend of the 4<sup>th</sup> of July.

Would Russ Segraves please explain the building code for cutting trailers out?

Russ gave a brief explanation of the new building code and stated the building code would be available upon request.

Comments:

Member wanted to thank the board for donating time to Wildridge. Also wanted to thank the Wildridge staff for all their hard work.

Gary Powers wanted to recognize Irene Alstott and the other ladies for painting around the golf course.

The election committee gave the results of the election.

Ron Dugan	91
Ed Hancock	152
Ruth Helmerich	173
John Mitchell	106
Ed Singleton	97

The committee reported the winners are Ruth Helmerich and Ed Hancock. The committee also reported there were 350 ballots returned compared to 300 ballots returned last year.

Forrest Timberlake wanted to thank Ed Singleton for 9 years of service on the Wildridge board of directors.

Having no further business, a motion to adjourn was made and seconded by the membership. Motion carried unanimously.

Respectfully Submitted,

Gary Hammond, Secretary

**Board Of Directors Meeting  
Wildridge Association  
September 9, 2000**

**Amended: October 14, 2000**

The meeting was called to order by President Russ Segraves at 9:00 a.m.

Members Present: Russ Segraves, Ed Hancock, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Ruth Helmerich

Members Absent: Don Foster

Manager Doug Boone: Present

Secretary's Report: The minutes of the August 5, 2000 Board Meeting were read by Ruth Helmerich. Eddie Hancock made a motion to approve the minutes as read. Forrest Timberlake seconded the motion. Motion carried unanimously.

Treasurer's Report: Ruth Ann submitted the financials. It was noted that the garbage expense was up 30%. Doug stated that initially the cost was \$19 and was now at \$25. He also stated that our volume had increased from three to four dumpsters per pick up. Ruth Ann had a small claims court date of September 1, 2000 and filed four motions to dismiss.

Eddie Hancock made a motion to accept the financial reports and Forrest Timberlake seconded the motion. Motion carried unanimously.

Manager's Report: Doug said that the holiday weekend went well. There were several electrical problems because of the high population. He stated that there was one appeal to the second camper letters sent and it was decided to discuss further in executive session.

Old Business: Russ Segraves mentioned the ULMV insurance change requested by Forrest Timberlake. Russ had prepared language to change the requirement to read:

“Prior to a Wildridge ULMV sticker being issued, proof of liability insurance shall be submitted to Wildridge management specifically naming the ULMV being requested to be driven on Wildridge roadways.”

After discussion, Ruth Ann Reteneller made a motion to accept the change, seconded by Eddie Hancock. The motion carried unanimously.

Russ Segraves noted that 80 plus lots are still in need of lateral repair based on 1998 camera survey. He stated that we need a plan to complete the repairs. A map was circulated showing the locations of the problems. After discussion, it was decided to start

in Section A checking from the camper to the main. The area around lots 140-141 was designated as the place to start because there is a large number of trouble spots in that area. Doug said he hoped to get started the week of September 11, 2000.

Forrest Timberlake stated that he thought Wildridge should be responsible for replacing electrical breakers once and subsequently it should be replaced and billed to the lot owner. Forrest made a motion to that effect, seconded by Eddie Hancock. Motion carried unanimously.

Forrest Timberlake stated he had a quote of \$1100 for directors and omissions insurance.

New Business: Russ Segraves said that we need to get quotes for printing of the newsletter, 700 copies 3 or 4 times a year. Previously Jackie had taken it to a printer in Evansville and since she is no longer on the board, we need to find another source for printing.

Eddie Hancock stated that he had obtained a quote for a LP furnace and to heat the bath house. He said that the electrical bills for heating the day lodge with the heat pump can be as high as \$300-\$400/month if the winter is really cold. If we heat the bath house, the heat in the day lodge can be turned low and we should save money. The quote submitted was \$850 and could be installed by Wildridge personnel. After discussion, Eddie Hancock made the motion to the purchase the furnace and tanks. Forrest Timberlake seconded the motion. The motion carried unanimously.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Gary Hammond. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
September 9, 2000**

The meeting was called to order by President Russ Segraves at 9:00 a.m.

Members Present: Russ Segraves, Ed Hancock, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Ruth Helmerich

Members Absent: Don Foster

Manager Doug Boone: Present

Secretary's Report: The minutes of the August 5, 2000 Board Meeting were read by Ruth Helmerich. Eddie Hancock made a motion to approve the minutes as read. Forrest Timberlake seconded the motion. Motion carried unanimously.

Treasurer's Report: Ruth Ann submitted the financials. It was noted that the garbage expense was up 30%. Doug stated that initially the cost was \$19 and was now at \$25. He also stated that our volume had increased from three to four dumpsters per pick up. Ruth Ann had a small claims court date of September 1, 2000 and filed four motions to dismiss.

Eddie Hancock made a motion to accept the financial reports and Forrest Timberlake seconded the motion. Motion carried unanimously.

Manager's Report: Doug said that the holiday weekend went well. There were several electrical problems because of the high population. He stated that there was one appeal to the second camper letters sent and it was decided to discuss further in executive session.

Old Business: Russ Segraves mentioned the ULMV insurance change requested by Forrest Timberlake. Russ had prepared language to change the requirement to read:

"Prior to a Wildridge ULMV sticker being issued, proof of liability insurance shall be submitted to Wildridge management specifically naming the ULMV being requested to be driven on Wildridge roadways."

After discussion, Ruth Ann Reteneller made a motion to accept the change, seconded by Eddie Hancock. The motion carried unanimously.

Russ Segraves noted that 80 plus lots are still in need of lateral repair based on 1998 camera survey. He stated that we need a plan to complete the repairs. A map was circulated showing the locations of the problems. After discussion, it was decided to start in Section A checking from the camper to the main. The area around lots 140-141 was

designated as the place to start because there is a large number of trouble spots in that area. Doug said he hoped to get started the week of September 11, 2000.

Forrest Timberlake stated that he thought Wildridge should be responsible for replacing electrical breakers once and subsequently it should be replaced and billed to the lot owner. Forrest made a motion to that effect, seconded by Eddie Hancock. Motion carried unanimously.

Forrest Timberlake stated he had a quote of \$1100 for directors and <sup>ommission</sup> ~~officers~~ insurance.

New Business: Russ Segraves said that we need to get quotes for printing of the newsletter, 700 copies 3 or 4 times a year. Previously Jackie had taken it to a printer in Evansville and since she is no longer on the board, we need to find another source for printing.

Eddie Hancock stated that he had obtained a quote for a LP furnace ~~and tanks~~ to heat the bath house. He said that the electrical bills for heating the day lodge with the heat pump can be as high as \$300-\$400/month if the winter is really cold. If we heat the bath house, the heat in the day lodge can be turned low and we should save money. The quote submitted was \$850 and could be installed by Wildridge personnel. After discussion, Eddie Hancock made the motion to the purchase the furnace and tanks. Forrest Timberlake seconded the motion. The motion carried unanimously.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Gary Hammond. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
October 14, 2000**

The meeting was called to order by President Russ Segraves at 9:00 a.m.

Members Present: Russ Segraves, Ed Hancock, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Don Foster, Ruth Helmerich

Manager Doug Boone: Present

Secretary's Report: The minutes of the September 9, 2000 Board Meeting were read by Ruth Helmerich. Forest Timberlake stated that the minutes should state Directors & Omissions Insurance in place of Directors and Officers Insurance. Gary Hammond noted that the minutes should state the quote was for a LP furnace and the words "and tanks" should be deleted. Forrest Timberlake made a motion to accept the minutes as corrected. Ed Hancock seconded the motion. Motion carried unanimously.

Treasurer's Report: Ruth Ann submitted the financials. She noted that there should be approximately \$16,000 remaining at the end of this year. However, for 2001 the sewer cost will increase 127% and the trash increase will be 33%. She also stated that 76 lots are on their own electricity. She has a small claims court date set for October 27<sup>th</sup>. She said that 28 lots owe \$24,000. She also reported on the money in mutual funds. She stated that in Indiana there is a 1% tax on the total dollars when the tax free bonds are cashed. Our money has almost recovered. It lacks approximately \$200 to breaking even and when we withdraw the money will owe \$800 to the State of Indiana. There was discussion about whether to withdraw the money from the mutual fund now or wait. It was decided to look at the fund month to month and make a decision later as the account is recovering and Wildridge does not have an immediate need for the money.

Manager's Report: Doug said the water is scheduled to be turned off for the season on November 1. Maintenance has upgraded ten sewer drops. The main problem has been the lack of glue and the use of lightweight 4" pipe. Doug stated that Wildridge will repair the sewer line to the trailer and not bill the lot owner. Maintenance will replace dirt but lot owner will be responsible for leveling and reseeding. After discussion and agreement, Ed Hancock decided to change the sewer pipes from 4" to 3" schedule 40 pipes. He said it would be easier to handle, less expensive and would be adequate for our needs.

Old Business:

Bath House Heating. Ed Hancock stated the furnace in the bath house was installed. The tank is scheduled to be installed October 19<sup>th</sup> and will be operational shortly after that date. Russ Segraves said that the plan is to close the Day Lodge during the winter and save on our electricity cost.

Newsletter: Doug will check with printers in Jasper and Forrest will check with printers in Corydon to get quotes for printing the Wildridge newsletters.

D& O Insurance: Forrest Timberlake stated there was some confusion regarding the form for directors and omissions insurance. He said we should have insurance in place today and was waiting for call from underwriter as to exact amount.

New Business:

Ruth Helmerich said a lot owner had approached her about posting "Golf Cart Parking Only" signs by the shelter house where the new rock was placed. The board felt that this was not necessary as Doug stated the pipe used could sustain the weight of autos.

Ruth also inquired if the Board would approve the Social Committee replacing the shrubs in front of the bath house with a rock and/or flower garden. Forrest Timberlake made a motion that the Social Committee could redo the area in front of the bath house if they maintained it. Gary Hamond seconded the motion. The motion carried unanimously.

Ruth Helmerich also asked if the Social Committee could place a sign (similar to the one on the Day Lodge) on the fence by the gatehouse parking lot. Forrest Timberlake made a motion to approve the sign on the fence. Ed Hancock seconded the motion. The motion carried unanimously.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Ed Hancock. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
November 11, 2000**

The meeting was called to order by President Russ Segraves at 9:00 a.m.

Members Present: Russ Segraves, Ed Hancock, Ruth Ann Reteneller, Gary Hammond, Forrest Timberlake, Don Foster, Ruth Helmerich

Manager Doug Boone: Present

Secretary's Report: The minutes of the October 14, 2000 Board Meeting were read by Ruth Helmerich. A motion was made by Forrest Timberlake and seconded by Eddie Hancock to approve the minutes as read. Motion carried unanimously.

Treasurer's Report: Ruth Ann submitted the financials. She stated that the mutual funds had recovered the loss and she had sold them. The decision was made to keep the funds in a money market for now. She had a small claims appearance and received two default judgements for court costs. The next small claims date is set for December 15, 2000.

Ruth Ann Reteneller read the 2001 dues notice. The 2001 cost per lot will remain the same as last year \$545. The amount is for the dues and there is no sewer assessment.

Lot #598 had been paying monthly towards two years dues (1998-1999) and has disappeared. Ruth Ann asked if Wildridge could take the lot back if they become 60 days past due. Russ Segraves suggested we take the lot back and if they resurface we can sell it back to them for the 1999 dues plus legal fees which is approximately \$1,200. Wildridge will take back the lot.

We need to get a quote for a one year certificate of deposit for \$84,000. Eddie Hancock will check on rates.

Manager's Report: Doug reported that last month we used 268,000 gallons of water. Sewage pumped through our meters was: #1 131,300; #2 100,150 which equals 251,450 gallons. Sewer company said the sewage was 331,500. Cost of water and sewer was \$4,346.61 and our electricity was \$4,906.68. Forrest Timberlake asked if we could ask sewer company to use our meter readings. In the beginning we weren't sure if our meters would be accurate but are more comfortable with our meter readings now.

Water was turned off November 3, 2000. We had two water leaks at posts on Lot #514 and 177. Both have been repaired. Installed pits on both and did not replace the long run of galvanized pipe.

Shower house is now heated and will be open 24 hours for the winter. Because of where the furnace is located, Gary Hammond stated that the pool chemicals being stored in

close proximity to the furnace could erode the furnace pilot. Doug said he would move the chemicals.

The shower house will be closed two weeks in January to replace the showers. Discussion was held on whether to install automatic faucets. However, automatic faucets require a circulator pump to continuously pump water. It was decided to install regular faucets.

Doug said that the notices sent to Lot#400 and #204 to remove the second camper had no response. However, he did discover the letter to Lot #400 was sent to the wrong address and he will send it again. Ruth Ann will check with attorney to determine the necessary procedure and what recourse Wildridge has if lot owners do not respond.

Sewer repair is ongoing. Plan to have Section A dry by the first of year and will then move to Section B.

Old Business:

Eddie Hancock reported that the roads without the finish coat have been marked.

Newsletter: Forrest presented a quote of \$199 to print the Wildridge newsletters from Print Shack in Corydon. The turnaround time will be five days. Ruth Ann Reteneller made a motion to accept the printing quote and Ruth Helmerich seconded the motion. The motion carried unanimously.

New Business:

Russ Segraves stated he would like to put vinyl siding on the guardhouse. We have half of the materials. The decision was made to place this on the maintenance list.

Forrest Timberlake asked if the Social Committee was going to give the employees turkeys this year. Ruth Helmerich stated that it had not been discussed at the last Social Committee meeting. She stated that if Forrest would obtain the turkeys, the Social Committee would reimburse him and also send \$10 checks to the lifeguards.

The next Board Meeting will be on March 10, 2001 at 9:00 a.m.

Having no other business, Forrest Timberlake made a motion to adjourn, seconded by Gary Hammond. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary