

**Board Of Directors Meeting  
Wildridge Association  
March 9, 2002**

**Amended: April 13, 2002**

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

Members Present: Russ Segraves, Gary Hammond, Gary Mills, John Mitchell, Ruth Helmerich

Members Absent: Ruth Ann Reteneller

Manager Doug Boone: Present

Russ Segraves stated that Ed Hancock had sold his Wildridge lot and created a vacancy on the Board. Don Foster was the runner-up in the last election and needed a motion to place Don on the Board. John Mitchell made a motion to place Don Foster on the Board because of Ed Hancock's resignation. Gary Mills second the motion and it carried unanimously.

Secretary's Report: The minutes of the November 3, 2001 Board Meeting were read by Ruth Helmerich. Russ Segraves said that since Ruth Ann has a new laptop, we are going to use her old desktop computer for the gate. This new system hopefully will assist with the guest lists. He also said that he has not purchased the gate cards but the price will be \$1,300. A motion was made by Gary Hammond and seconded by John Mitchell to approve the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann was not in attendance but Russ reported on portions of her email stating that Wildridge will owe no federal tax and will receive a refund of \$376 from the state because we had overpaid the state \$876. \$500 will be applied to next year's state return. She also mentioned that the laundry income was down approximately \$400 from the previous year. This was partially due to waiting for the new dryer as well as perhaps the competition from across the street.

Manager's Report: Doug reported that our overall utility cost for this winter was down \$4,000; however, the sewer cost was up \$3,000 which was probably due to rain. Several sewers and water leaks were repaired over the winter. Repairs to the yards from this work will be made in late March or early April. The buildings were removed from Lot #486, the inside of the shower house was painted and a new sink installed in the women's side, stripped and waxed the floors in day lodge, and currently working on the day lodge siding. The water is scheduled to be turned on April 1. Water leaks found at that time will be repaired. Other work to be done is to paint around the pool.

Old Business:

Russ Segraves stated that we have \$3,717 in lot #486 and \$1,100 in taxes. Discussion was held whether Wildridge should pay the taxes due or try to negotiate with Crawford County to reduce a portion of the interest and penalties. A motion was made by John Mitchell to table this decision until the next board meeting since no additional tax will be due on this lot until May. Gary Mills seconded the motion and it carried unanimously.

Gary Hammond stated that he will take the director plates with him to get them engraved with all directors' names.

Russ Segraves stated that the sewer repairs at the rear of Lot #619 had not been made because we are going to need an outside contractor with a backhoe. Doug obtained a bid from Eli Snelling for \$1,600 to dig approximately 40 ft. Gary Hamond pointed out that the bid did not have a not to exceed number nor did we have another comparative bid. Doug checked with Eli to see if he could determine a not to exceed number but Eli stated he couldn't since one cannot be sure what will happen on any job. After discussion, Gary Hammond made a motion to accept Eli's bid this time but in the future all jobs over \$1,000 must have two bids. Gary Mills seconded the motion and it carried unanimously. Russ stated that whenever there is four days without rain, maintenance should stop the siding job and repair the ditch at Lot #619.

#### New Business:

Russ Segraves stated that we need to elect a Vice President since Ed Hancock is no longer on the Board. Gary Mills nominated John Mitchell for Vice President. Gary Hammond seconded the nomination and it carried unanimously.

We also need to designate building committee assignments. After discussion, it was decided that John Mitchell, Gary Mills and Gary Hammond will work together on building issues.

Russ said that the spring newsletter is scheduled to be mailed out prior to Memorial Day.

Wildridge recently had an offer for Lot #368 of \$2,500. There are three newly acquired lots that need to be priced. They are Lot #27, #644, and #71. After discussion the following prices were set: Gary Hammond made a motion to price Lot #27 at \$4,500. John Mitchell seconded the motion and it carried unanimously. Gary Mills made a motion to price Lot #644 at \$4,500 and John Mitchell seconded the motion. It carried unanimously. Gary Hammond made a motion to price Lot #71 at \$4,500. John Mitchell seconded the motion and it carried unanimously.

Russ stated that we had obtained a bid from Eli Snelling for replacing the gutters on the day lodge and bathhouse. The bid is for \$812 using concealed hangers. Purchasing the material from Betz Brothers was priced at over \$400. Gary Hammond made a motion to accept Eli's bid to replace the gutters. John Mitchell seconded the motion and it carried unanimously.

Russ asked whether the Board thought the Social Committee sign should be put back on the day lodge after the new siding is on the building or if it should be placed on poles in front of the building. After discussion, it was decided that the sign could be placed on the building but aluminum track should be used to prevent damage to the new siding.

Russ Segraves mentioned that a new Indiana law goes into effect on April 1 that all LP tanks less than 40lbs. must have OPD (overfilling protection device) valves on them.

The next Board Meeting will be on April 13, 2001 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
March 9, 2002**

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

Members Present: Russ Segraves, Gary Hammond, Gary Mills, John Mitchell, Ruth Helmerich

Members Absent: Ruth Ann Reteneller

Manager Doug Boone: Present

Russ Segraves stated that Ed Hancock had sold his Wildridge lot and created a vacancy on the Board. Don Foster was the runner-up in the last election and needed a motion to place Don on the Board. John Mitchell made a motion to place Don Foster on the Board because of Ed Hancock's resignation. Gary Mills second the motion and it carried unanimously.

Secretary's Report: The minutes of the November 3, 2001 Board Meeting were read by Ruth Helmerich. Russ Segraves said that since Ruth Ann has a new laptop, we are going to use her old desktop computer for the gate. This new system hopefully will assist with the guest lists. He also said that he has not purchased the gate cards but the price will be \$1,300. A motion was made by Gary Hammond and seconded by John Mitchell to approve the minutes as read. The motion carried unanimously.

Treasurer's Report: Ruth Ann was not in attendance but Russ reported on portions of her email stating that Wildridge will owe no federal tax and will receive a refund of \$376 from the state because we had overpaid the state \$876. \$500 will be applied to next year's state return. She also mentioned that the laundry income was down approximately \$400 from the previous year. This was partially due to waiting for the new dryer as well as perhaps the competition from across the street.

Manager's Report: Doug reported that our overall utility cost for this winter was down \$4,000; however, the sewer cost was up \$3,000 which was probably due to rain. Several sewers and water leaks were repaired over the winter. Repairs to the yards from this work will be made in late March or early April. The buildings were removed from Lot #486, the inside of the shower house was painted and a new sink installed in the women's side, stripped and waxed the floors in day lodge, and currently working on the day lodge siding. The water is scheduled to be turned on April 1. Water leaks found at that time will be repaired. Other work to be done is to paint around the pool.

Old Business:

Russ Segraves stated that we have \$3,717 in lot #486 and \$1,100 in taxes. Discussion was held whether Wildridge should pay the taxes due or try to negotiate with Crawford

County to reduce a portion of the interest and penalties. A motion was made by John Mitchell to table this decision until the next board meeting since no additional tax will be due on this lot until May. Gary Mills seconded the motion and it carried unanimously.

Gary Hammond stated that he will take the director plates with him to get them engraved with all directors' names.

Russ Segraves stated that the sewer repairs at the rear of Lot #619 had not been made because we are going to need an outside contractor with a backhoe. Doug obtained a bid from Eli Snelling for \$1,600 to dig approximately 40 ft. Gary Hamond pointed out that the bid did not have a not to exceed number nor did we have another comparative bid. Doug checked with Eli to see if he could determine a not to exceed number but Eli stated he couldn't since one cannot be sure what will happen on any job. After discussion, Gary Hammond made a motion to accept Eli's bid this time but in the future all jobs over \$1,000 must have two bids. Gary Mills seconded the motion and it carried unanimously. Russ stated that whenever there is four days without rain, maintenance should stop the siding job and repair the ditch at Lot #619.

#### New Business:

Russ Segraves stated that we need to elect a Vice President since Ed Hancock is no longer on the Board. Gary Mills nominated John Mitchell for Vice President. Gary Hammond seconded the nomination and it carried unanimously.

We also need to designate building committee assignments. After discussion, it was decided that John Mitchell, Gary Mills and Gary Hammond will work together on building issues.

Russ said that the spring newsletter is scheduled to be mailed out prior to Memorial Day.

Wildridge Lot #368 was recently sold for \$2,500. There are three newly acquired lots that need to be priced. They are Lot #27, #644, and #71. After discussion the following prices were set: Gary Hammond made a motion to price Lot #27 at \$4,500. John Mitchell seconded the motion and it carried unanimously. Gary Mills made a motion to price Lot #644 at \$4,500 and John Mitchell seconded the motion. It carried unanimously. Gary Hammond made a motion to price Lot #71 at \$4,500. John Mitchell seconded the motion and it carried unanimously.

Russ stated that we had obtained a bid from Eli Snelling for replacing the gutters on the day lodge and bathhouse. The bid is for \$812 using concealed hangers. Purchasing the material from Betz Brothers was priced at over \$400. Gary Hammond made a motion to accept Eli's bid to replace the gutters. John Mitchell seconded the motion and it carried unanimously.

Russ asked whether the Board thought the Social Committee sign should be put back on the day lodge after the new siding is on the building or if it should be placed on poles in

front of the building. After discussion, it was decided that the sign could be placed on the building but aluminum track should be used to prevent damage to the new siding.

Russ Segraves mentioned that a new Indiana law goes into effect on April 1 that all LP tanks less than 40lbs. must have OPD (overfilling protection device) valves on them.

The next Board Meeting will be on April 13, 2001 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
April 13, 2002**

**Amended**

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

Members Present: Russ Segraves, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Members Absent: Don Foster

Manager Doug Boone: Present.

Secretary's Report: The minutes of the March 9, 2002 Board Meeting were read by Ruth Helmerich. Russ Segraves said that first line of the seventh paragraph on the second page was not correct as it stated, "Wildridge Lot #368 was recently sold for \$2,500." This should state that Wildridge had an offer of \$2,500 for Lot # 368. A motion was made by Gary Mills and seconded by John Mitchell to approve the minutes as amended. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financials for the first three months of 2002 as well as an amended December, 2001 report and a year-end summary. She read the thank-you letter received from the English Fire Department for Wildridge's donation. She also stated that Old National is now charging a service charge on our checking account. Ruth Ann has changed Wildridge's account to an interest bearing preferred checking to avoid the service charge as well as earning interest on our account. The only difference is that a \$2,500 balance is required which we maintain. The interest rate is currently 1.75%. Ruth Ann was unable to attend the last small claims court but Doug and John Mitchell appeared for Wildridge. The next small claims date is April 26. Ruth Ann stated that we have 12 unpaid lots from 2001. John Mitchell made a motion to accept the financial report and Gary Mills seconded the motion. It carried unanimously.

Manager's Report: Wildridge Lot #589 sold for \$2,500 and Lot #644 sold for \$4,500. We have 34 signed up for lot mowing. Work is continuing on the Day Lodge, turned the water on and had a total of seven water leaks—five of which have been repaired. Repaired two sewer leaks and installed backwater valve at Lot #619. The work planned is to complete the Day Lodge siding, paint pool deck, and clean up the leaves and grass bags. Russ asked that Doug add re-striping the parking lot to his list.

**Old Business:**

Russ wrote letter to Crawford County Treasurer asking for relief from tax penalties owed on Lot #486. Russ stated that current tax statements will be due in May and asked the Board for their recommendation regarding paying the taxes and penalties now due or

waiting for an answer from Crawford County. John Mitchell made a motion to wait to for a response from Crawford County before settling this matter. Gary Hammond seconded the motion and it carried unanimously.

Gary Hammond stated he had not picked up the director plates

John Mitchell stated that he wants to camera the sewer situation at Lot #619 because the lot behind Lot #619 now has a camper on it and the location of the sewer is bad. Discussion was held regarding the options and Doug will obtain a quote from Clean Tech to camera and clean out this area and wait until dry weather to do the work. We will discuss this again at the May Board Meeting.

Russ stated that Jason from Prairie Landscaping with whom we have the grass cutting contract, would meet with the Board today at noon and begin cutting grass next week. We have 34 lots who have requested mowing services.

Russ said we had offers on two Wildridge lots. Lot #27 had an offer of \$3,100 including 2002 dues and Lot #27 had an offer earlier in the week which has been withdrawn but there is a new offer of \$3,500 including the 2002 dues. After discussion, Gary Hammond made a motion to counteroffer with \$3,100 plus 2002 dues for Lot #27. Gary Mills seconded the motion and it carried unanimously. John Mitchell made a motion to accept the offer of \$3,500 on Lot #71 and seconded by Gary Mills. The motion carried unanimously.

Russ Segraves asked that we discuss our return lot policy. Wildridge has always taken lots back when members can't or won't pay the dues. We discussed taking members to small claims court versus starting foreclosure when dues are delinquent. The question was also discussed whether Wildridge can do anything to ensure members whose dues are delinquent pay their taxes. Ruth Ann stated that she is happy with the system Wildridge has in place and we cannot ensure members pay taxes on lots we ultimately take back.

Lot #486, which Wildridge has recently taken back, has not been placed on the "for sale" list. Gary Hammond made a motion to place the lot on the list at a price of \$2,000. John Mitchell seconded the motion and it carried unanimously.

The number of guest passes for this season was discussed at length. Recently the Board had set the number of guest passes at two per member. This has created a hardship for many members who have large families. These members would like for their family members to be able to drop in whenever they are in the area. There are two issues at Wildridge concerning guest passes—liability and security/identity. After discussion, John Mitchell made a motion to limit the guest passes for the 2002 camping season to the immediate family and four guests. Immediate family is defined as children, grandchildren, parents and siblings. All cards must be completed with the visitor's name and signed by the member in the office when the cards are received. The motion was seconded by Ruth Helmerich and carried unanimously. This will be in effect until a

survey of the members is conducted which will be included in the election ballots. After the results of the survey are received, the Board will re-visit this issue.

New Business:

John Mitchell stated his idea for the "gap" between the pool fence and the cement at the double doors of the day lodge. He wants to install a vinyl deck between the pool cement and the day lodge cement with a perforated drainage pipe underneath. John Mitchell made the motion and Gary Mills seconded it. The motion carried unanimously.

Ruth Ann stated that she and her husband wanted to donate a candy machine they had acquired. John Mitchell made the motion to accept the candy machine and place it in the rec room. Gary Mills seconded the motion and it carried unanimously.

Gary Mills stated he would like to put an article in the newsletter asking people to keep the park clean. He has seen a lot of trash lying around so far this season. He would also like to have a notice put in the newsletter that when members connect to the Wildridge water post, a flexible hose is required so Wildridge can unhook the connection for maintenance and water turn off.

The next Board Meeting will be on May 11, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Gary Mills. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting**  
**Wildridge Association**  
**April 13, 2002**

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

Members Present: Russ Segraves, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Members Absent: Don Foster

Manager Doug Boone: Present.

Secretary's Report: The minutes of the March 9, 2002 Board Meeting were read by Ruth Helmerich. Russ Segraves said that first line of the seventh paragraph on the second page was not correct as it stated, "Wildridge Lot #368 was recently sold for \$2,500." This should state that Wildridge had an offer of \$2,500 for Lot # 368. A motion was made by Gary Mills and seconded by John Mitchell to approve the minutes as amended. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financials for the first three months of 2002 as well as an amended December, 2001 report and a year-end summary. She read the thank-you letter received from the English Fire Department for Wildridge's donation. She also stated that Old National is now charging a service charge on our checking account. Ruth Ann has changed Wildridge's account to an interest bearing preferred checking to avoid the service charge as well as earning interest on our account. The only difference is that a \$2,500 balance is required which we maintain. The interest rate is currently 1.75%. Ruth Ann was unable to attend the last small claims court but Doug and John Mitchell appeared for Wildridge. The next small claims date is April 26. Ruth Ann stated that we have 12 unpaid lots from 2001. John Mitchell made a motion to accept the financial report and Gary Mills seconded the motion. It carried unanimously.

Manager's Report: Wildridge Lot #589 sold for \$2,500 and Lot #644 sold for \$4,500. We have 34 signed up for lot mowing. Work is continuing on the Day Lodge, turned the water on and had a total of seven water leaks—five of which have been repaired. Repaired two sewer leaks and installed backwater valve at Lot #619. The work planned is to complete the Day Lodge siding, paint pool deck, and clean up the leaves and grass bags. Russ asked that Doug add re-striping the parking lot to his list.

**Old Business:**

Russ wrote letter to Crawford County Treasurer asking for relief from tax penalties owed on Lot #486. Russ stated that current tax statements will be due in May and asked the Board for their recommendation regarding paying the taxes and penalties now due or waiting for an answer from Crawford County. John Mitchell made a motion to wait to for

a response from Crawford County before settling this matter. Gary Hammond seconded the motion and it carried unanimously.

Gary Hammond stated he had not picked up the director plates

John Mitchell stated that he wants to camera the sewer situation at Lot #619 because the lot behind Lot #619 now has a camper on it and the location of the sewer is bad. Discussion was held regarding the options and Doug will obtain a quote from Clean Tech to camera and clean out this area and wait until dry weather to do the work. We will discuss this again at the May Board Meeting.

Russ stated that Bryan from Prairie Landscaping with whom we have the grass cutting contract, would meet with the Board today at noon and begin cutting grass next week. We have 34 lots who have requested mowing services.

Russ said we had offers on two Wildridge lots. Lot #27 had an offer of \$3,100 including 2002 dues and Lot #27 had an offer earlier in the week which has been withdrawn but there is a new offer of \$3,500 including the 2002 dues. After discussion, Gary Hammond made a motion to counteroffer with \$3,100 plus 2002 dues for Lot #27. Gary Mills seconded the motion and it carried unanimously. John Mitchell made a motion to accept the offer of \$3,500 on Lot #71 and seconded by Gary Mills. The motion carried unanimously.

Russ Segraves asked that we discuss our return lot policy. Wildridge has always taken lots back when members can't or won't pay the dues. We discussed taking members to small claims court versus starting foreclosure when dues are delinquent. The question was also discussed whether Wildridge can do anything to ensure members whose dues are delinquent pay their taxes. Ruth Ann stated that she is happy with the system Wildridge has in place and we cannot ensure members pay taxes on lots we ultimately take back.

Lot #486, which Wildridge has recently taken back, has not been placed on the "for sale" list. Gary Hammond made a motion to place the lot on the list at a price of \$2,000. John Mitchell seconded the motion and it carried unanimously.

The number of guest passes for this season was discussed at length. Recently the Board had set the number of guest passes at two per member. This has created a hardship for many members who have large families. These members would like for their family members to be able to drop in whenever they are in the area. There are two issues at Wildridge concerning guest passes—liability and security/identity. After discussion, John Mitchell made a motion to limit the guest passes for the 2002 camping season to the immediate family and four guests. Immediate family is defined as children, grandchildren, parents and siblings. All cards must be completed with the visitor's name and signed by the member in the office when the cards are received. The motion was seconded by Ruth Helmerich and carried unanimously. This will be in effect until a

survey of the members is conducted which will be included in the election ballots. After the results of the survey are received, the Board will re-visit this issue.

New Business:

John Mitchell stated his idea for the "gap" between the pool fence and the cement at the double doors of the day lodge. He wants to install a vinyl deck between the pool cement and the day lodge cement with a perforated drainage pipe underneath. John Mitchell made the motion and Gary Mills seconded it. The motion carried unanimously.

Ruth Ann stated that she and her husband wanted to donate a candy machine they had acquired. John Mitchell made the motion to accept the candy machine and place it in the rec room. Gary Mills seconded the motion and it carried unanimously.

Gary Mills stated he would like to put an article in the newsletter asking people to keep the park clean. He has seen a lot of trash lying around so far this season. He would also like to have a notice put in the newsletter that when members connect to the Wildridge water post, a flexible hose is required so Wildridge can unhook the connection for maintenance and water turn off.

The next Board Meeting will be on May 11, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Gary Mills. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
May 11, 2002**

Before the meeting convened, Russ Segraves asked the attending membership if they had any issues they would like the board to discuss during the meeting.

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

Members Present: Don Foster, Russ Segraves, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Manager Doug Boone: Present.

Secretary's Report: The minutes of the April 13, 2002 Board Meeting were read by Ruth Helmerich. Russ Segraves said that on the second page "Bryan from Prairie Landscaping" should be changed to "Jason". A motion was made by Gary Hammond and seconded by John Mitchell to approve the minutes as amended. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financial report. She said that her next small claims date is June 7 and that dues are coming in at a normal rate. Don Foster made a motion to accept the financial report and Gary Hammond seconded the motion. It carried unanimously.

Manager's Report: Doug reported that utility charges for sewer, water and electric were up in April compared to last year. Doug stated that members should be made aware again to report water leaks as this, of course, costs the park extra dollars. The work completed was that the water has been turned on, repaired seven water leaks, cleaned up the park from winter, and finished the day lodge siding. The work planned is to mow the tall lots, repair water leaks at Lot #157 and #709, do a weekly park pickup, and have the pool open by May 24. He said the pool deck would not be painted until fall.

John Mitchell reported that Eli would install the gutters on the Day Lodge at the same time he does the Knies job.

Doug contacted Clean Tech and Gudorf concerning the sewer problem at Lot #619. He said Clean Tech's charge is a four-hour minimum of \$700 and Gudorf's charge is \$150 for the first half-hour and \$75/hour after that. Gudorf's auger charge is \$45/hour. Gudorf would need three days notice to start the job. John Mitchell made a motion to get Gudorf to do the work when the ground is dry. Gary Hammond seconded the motion and it carried unanimously.

John Mitchell stated that he had obtained estimates on the vinyl deck we wanted to install between the pool fence and the concrete. The estimate was \$1,200 for the vinyl and \$800 for treated wood. John will get an estimate from Eli to cement the area.

Old Business:

Russ called the Crawford County Attorney to set up a meeting about the taxes due on Lot #486. He has not been successful but will continue to get date for meeting. Russ spoke with Jennifer, our attorney, who said paying the taxes and not the penalties is a fair offer.

Discussion was held concerning how to avoid another past due tax issue such as this in the future. When Wildridge takes someone to court for dues for the second time, we could check on taxes due, pay the taxes, and add that amount to our suit. This matter was tabled until further discussion with Jennifer about late taxes.

New Business:

John Mitchell said we have three John Deere mowers and one is junk. We have a walk behind mower that is good but we will need a sulky or a trailer to get the mower up and down the hills for tall mowing. John Mitchell made a motion to purchase a sulky, seconded by Gary Hammond. The motion carried unanimously.

Russ Segraves stated that we would again have extra security on Saturday and Sunday night from 6:00 p.m. to 2:00 a.m. for the Memorial Day holiday weekend.

Russ also commented that we had found a temporary agency if the park needs additional help which can be obtained with one day's notice. Discussion followed regarding reliability and honesty of using temporary workers.

Russ said he wanted to comment on rumors circulating in the park. Some of the rumors are:

1. The Board was going to dismiss Doug today—there is no truth to the rumor.
2. Sewer repair has stopped—it has been delayed because we don't know where to dig and surface water is a problem.

The Board discussed the following concerns presented before the meeting by the members attending.

1. Lot #24—Declining services and not enough employees to perform the work. The services are on schedule, the grass cutting has been contracted to outside vendor, and additional maintenance is a possibility (either part-time or full-time) if the scope of work warrants it.
2. Lot #202—Would like to have tax relief because camper taxes are so high. Gary Hammond stated that his taxes were also high this year. He appealed his value to Crawford County and they lowered his value by one-third. The best way to appeal is to get the county to lower the value. Gary Hammond stated he would write a letter to the Indiana Tax Commission.
3. Lot #292 & #294—The area around the outside of our fence needs to be mowed. Russ stated that our mowing contract is for Wildridge common areas and paid lots. The area on the outside of the fence is not included in the contract. John Mitchell made a motion that Wildridge continue to mow behind the fence. Don Foster seconded the motion and it carried unanimously.

4. Lot #639—Why the building code states that members must obtain their own electricity when putting a roof of 400 sq.ft. over camper. Our underground electrical system is in bad shape. The 30-amp power cannot carry the additions. The park's electric was not designed to carry additions to campers.
5. Lot #22—Does not understand why the Board has a private board meeting after the open board meeting each month. Russ explained that everything is discussed in the open meeting except for personal and personnel items which need to remain private.
6. Lot #195—Doug needs help. The tall grass needs to be cut—Tall lots are scheduled to be mowed starting May 14 and additional maintenance help will be acquired as needed for the scope of work provided.

John Mitchell said that the Social Committee would like to set an electrical pole at the shelter house. After discussion, John Mitchell made a motion that the Social Committee can have an electrical pole set with a 100 amp breaker box in the shelter house. The Social Committee is to pay for having the pole set and the installation of the wiring and breaker box in the shelter house. Wildridge will not reimburse the Social Committee the \$250 rebate; however, Wildridge will pay the monthly utility charge. Gary Mills seconded the motion and it carried unanimously.

The next Board Meeting will be on June 8, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by John Mitchell. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

Manager Report

May 11,2002

April 2001	April 2002	April 2000
sewer 1967	sewer 3774.51	sewer 2792
water 639	water 1744.24	water 1259
Electric 1447	Electric 2530.92	Electric 1091
Total 4053	Total 8049.67	Total 5142

The cost for April 2002 compared to April 2001

sewer was up 1807.51

water was up 1105.24

Electric was up 1083.92

Total 3996.67

Work Done

Water turned on for summer

Had 7 leaks have repaired 7 leaks found two more this week

Cleaned the park up from winter

Opening the pool

Did not get to paint the pool deck

Day lodge siding job is done

WORK PLANNED

Mow Tall lots beginning on May 14

Have pool open by 5/24

Try to do a weekly park pick up.

Repair water leaks lot 157 and lot 709

**Board Of Directors Meeting  
Wildridge Association  
June 8, 2002**

Before the meeting convened, Russ Segraves told the attending membership there would be a slot in the agenda for them to voice any concerns/issues. The discussions must remain orderly or the Board would adjourn

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

Members Present: Don Foster, Russ Segraves, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Interim-Manager Brad Hilgert: Present.

Secretary's Report: The minutes of the May 11, 2002 Board Meeting were read by Ruth Helmerich. A motion was made by Gary Mills and seconded by John Mitchell to approve the minutes. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financial report. She said that her next small claims date is August 2. Ruth Ann spoke with our attorney, Jennifer, regarding adding taxes to our small claims suit for repeatedly sued members. Jennifer advised that the foreclosure cannot add taxes. John Mitchell made a motion to accept the financial report and Gary Hammond seconded the motion. It carried unanimously.

Manager's Report: Brad reported that all services are up and running and general maintenance is on schedule. Most of the tall lots have been mowed and maintenance is catching up on back log of small maintenance jobs. Two digs have not been done because of rain; one is electrical to replace the wire and the other is a water dig at the post. The flow meters have been recalibrated and no adjustments need to be made. The certificate needs to be mailed to Patoka Sewer. The coke machines are scheduled for repair Wednesday, June 12<sup>th</sup>.

**Old Business:**

Lot #486—Russ has not heard from Crawford County Attorney regarding a meeting about the taxes and penalties due.

Gary Hammond stated he wrote letter to Indiana Tax Commission but has not received a response. He looked on their website and found the only avenue to adjust taxes is to appeal the value placed on the property.

**New Business:**

John Mitchell said the brown maintenance truck is in need of repair. Clifford Stiffey has offered to repair the truck with no labor cost. Wildridge will purchase the parts. Thanks to Cliff for his donation to Wildridge.

**Membership Forum:**

Russ Segraves asked that any member present who wished to address the Board to please identify themselves and their lot number.

Lot #436—Requested the Board's approval to sell produce in Wildridge as he did in previous years.

Answer: Gary Hammond made a motion to allow J.R. to sell his produce at one place (the parking lot by the volleyball court). The motion was seconded by Gary Mills and carried unanimously.

Lot #87—Thinks private board meetings should be open.

Lot #450—Disagrees with above because personnel matters should be private.

Answer: The Board only meets in private to discuss personnel and personal matters which need to remain private.

Lot #261—If there is a large issue, can membership vote?

Answer: No, the Board was elected to represent the membership and therefore votes.

Lot #62—Feels the park should be planning ahead. Utilities are the main issue and we should try to be proactive. There are so many rumors in the park and everyone has a different story.

Answer: The Board agrees that the utilities is a very important issue and needs to be addressed. If members hear rumors, ask a Board Member to obtain the facts.

Lot #62—Has a problem with his driveway, has spoken with Doug and has stopped work. He would like for someone to advise him as two wrongs don't make a right.

Answer: The Building Committee does visit each site and will look at this problem.

Lot #51—Park is at 75% capacity—why are the costs going up? Many people have their own electricity.

Answer: 78 members have their own electricity, which is approximately 10%.

One member asked the Board members to introduce themselves, which the Board did.

Lot #300—Campers leave the park and don't turn off their lights, etc. and are on the park's electric.

Answer: If you notice this, please notify the guard, the manager or a member of the board. We can contact the member.

Lot #132—Also notice that people leave things on when they leave. Will the candidates for manager be posted?

Answer: No. The Board has not gone through this process previously. We plan to narrow the candidates to approximately four and the Board will interview.

Lot #450—Asked if the Board planned to do a background check on the candidates.

Answer: The Board had not thought of that but it is a good idea.

Lot #76—How much will the park pay the new manager and what benefits? Members should be told what the employees earn. There is a rumor that dues are going up to \$1,000 per year.

Answer: The Board does not believe the earnings of employees should be common knowledge. The \$1,000 dues per year is a rumor.

Lot #54—How long will Brad be interim-manager?

Answer: There is no timetable. Brad would like it to last 30 days or less. Brad will be on a trip from June 21 to July 8. During that time, his wife, Shirley, will be the interim-manager. Gary Hammond thanked Brad for stepping up to help.

Lot #300—Wants the Board to take time and get a good manager.

Lot #413—Are we looking for a working manager?

Answer: Yes.

Lot #261—Did we place an ad for a maintenance person? Does not think the manager can do maintenance and run the office.

Answer: Yes, we are looking for a maintenance person as work requires.

Lot #132—Does manager attend the Board's Executive Session?

Answer: No, but he receives a copy of the Executive Session minutes.

Lot #582—He works with the Social Committee and has found that if members are asked to help, they will. The Board should ask members for help.

Lot #475—Outside people should not be allowed to look for lots on their own. Too many people are in this park for a long period of time. We have dollars in the budget for a second maintenance person but this past winter, we did not have a second maintenance person.

Answer: We do allow people to come in and look for lots. We think the guard asks for their driver's license and returns it when they leave so we do know who is in the park. The second maintenance person will be here as the scope of work dictates. We don't want to pay people if there is no work.

Lot #62—Is the pool fully staffed with life guards?

Answer: We do not have guards. We have pool attendants and it is swim at your own risk.

Lot #583—Saw 11 children get out of one vehicle. What is our plan for guest passes?

Answer: We will survey members for suggestions on guest passes with the ballots this year.

Lot #283—Manager does not have time to do maintenance work and needs to be in the office during the summer months.

Lot #3—Has seen kids dropped off at the pool. One child was left at the pool all day.

Answer: Tell the pool attendant who can alert the guard to locate the parents.

John Mitchell, Lot #546, stated that the Board are members just like everyone in the park. Don't spread rumors—get the facts from one of the board members. Vote for the Board members of your choice. Last year there were only 270 ballots returned from a total of 709 lots.

Russ Segraves said only two members had approached him with the rumors. Ask any Board Member for the facts.

Lot #87—Communication is the key. The Board should find a way to communicate.  
Answer: We attempt to communicate by the open Board Meetings, the newsletter, and the board on the Day Lodge. Russ said that Doug quit on good terms for another job. Brad said he was a complete gentlemen and Doug has no bitterness. It was a career decision. Support the Board and move on. Hopefully, a new manager will be in place soon.

Lot #37—If she had seen the little girl unattended in the pool all day, she would have tried to find her parents or have someone look for the parents. A good way to communicate with members is on the website.

Lot #415—Children under a certain age must have adult supervision at the pool—that is the way it is handled at his place in Florida.

Lot #22—A Saturday morning work detail once a month would be a good idea. It could be posted in the newsletter where to meet so members could get involved.

Lot #450—Would like to see mulch placed around equipment in playground. Perhaps the association could buy the mulch and members could spread it.

Gary Hammond stated that all members need to look out for the park and things that happen. Employees cannot be everywhere and the park belongs to us.

Lot #601—Volunteer members would be good companions for people looking for lots in Wildridge.

Russ Segraves stated that we have lost our holiday security person. We need to find an extra guard for the July 4<sup>th</sup> weekend. The shift would be 6:00 p.m. to 2:00 a.m. He asked any member that knows of someone to advise him.

Jean Keller from the Social Committee had several requests. The Social Committee would like to block the road by the shelter house during the large social functions, such as The Night of the Races. This is not the Board's decision and the Social Committee should get the OK from the people who live on that road. The Social Committee will get permission from the involved campers. John Mitchell made a motion that the Social Committee may block the street by the shelter house if permission is granted by the members on that road. Both entrances to the road will be manned and the Social Committee is responsible for setting up and removing the barriers. Gary Hammond seconded the motion and it carried unanimously.

The Social Committee also asked about installing a handrail by the steps going to the shelter house. After discussion, John Mitchell made a motion that the association will buy the materials and devise a plan for the handrail and the Social Committee will do the work. Gary Hammond seconded the motion and it carried unanimously.

The Social Committee said that the fence around the playground is in need of repair or removal. After discussion, John Mitchell made a motion that the Social Committee can remove the playground fence except for the area by the tennis court. Gary Hammond seconded the motion and it carried unanimously.

The Social Committee bought the paint for the pool deck last fall and it was not used. Russ Segraves said the pool paint had just arrived this week.

The Social Committee would like to grade 12 foot and add gravel on the top side of the shelter house to accommodate more people. Discussion was held whether grading and adding gravel or a deck should be constructed on the road side of the shelter house. This request was tabled until the Building Committee can assess the situation and advise their findings. Perhaps something can be done on this after the camping season.

Ruth Ann stated she would like to place the approved Board Minutes on our website. She also stated that the newsletter is due to be published soon and volunteers are needed. Ruth Ann Reteneller and Nancy Segraves will work together to generate the newsletter.

The survey form for the guest passes needs to be completed to be mailed with the ballots. Ruth Helmerich said she would prepare the survey for the Board's comments.

John Mitchell stated that he could obtain sewer pipe at a good price. The Board agreed to purchase the pipe. He also said there are small maintenance items that are needed. Russ said that we have a visa card with a \$250 limit and he will pick up the items.

Russ Segraves reported that the cracks in the skimmers in the pool have been repaired. The bank is still wet but the water level appears to be better.

John Mitchell stated that the roof on the day lodge is leaking. He will get prices for a new roof and this item will be evaluated at budget time.

The next Board Meeting will be on July 13, 2002 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
June 8, 2002**

**Amended: July 13, 2002**

Before the meeting convened, Russ Segraves told the attending membership there would be a slot in the agenda for them to voice any concerns/issues. The discussions must remain orderly or the Board would adjourn

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

Members Present: Don Foster, Russ Segraves, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Interim-Manager Brad Hilgert: Present.

Secretary's Report: The minutes of the May 11, 2002 Board Meeting were read by Ruth Helmerich. A motion was made by Gary Mills and seconded by John Mitchell to approve the minutes. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financial report. She said that her next small claims date is August 2. Ruth Ann spoke with our attorney, Jennifer, regarding adding taxes to our small claims suit for repeatedly sued members. Jennifer advised that we cannot add taxes to our small claims case. John Mitchell made a motion to accept the financial report and Gary Hammond seconded the motion. It carried unanimously.

Manager's Report: Brad reported that all services are up and running and general maintenance is on schedule. Most of the tall lots have been mowed and maintenance is catching up on back log of small maintenance jobs. Two digs have not been done because of rain; one is electrical to replace the wire and the other is a water dig at the post. The flow meters have been recalibrated and no adjustments need to be made. The certificate needs to be mailed to Patoka Sewer. The coke machines are scheduled for repair Wednesday, June 12<sup>th</sup>.

Old Business:

Lot #486—Russ has not heard from Crawford County Attorney regarding a meeting about the taxes and penalties due.

Gary Hammond stated he wrote letter to Indiana Tax Commission but has not received a response. He looked on their website and found the only avenue to adjust taxes is to appeal the value placed on the property.

New Business:

John Mitchell said the brown maintenance truck is in need of repair. Clifford Stiffey has offered to repair the truck with no labor cost. Wildridge will purchase the parts. Thanks to Cliff for his donation to Wildridge.

Membership Forum:

Russ Segraves asked that any member present who wished to address the Board to please identify themselves and their lot number.

Lot #436—Requested the Board's approval to sell produce in Wildridge as he did in previous years.

Answer: Gary Hammond made a motion to allow J.R. to sell his produce at one place (the parking lot by the volleyball court). The motion was seconded by Gary Mills and carried unanimously.

Lot #87—Thinks private board meetings should be open.

Lot #450—Disagrees with above because personnel matters should be private.

Answer: The Board only meets in private to discuss personnel and personal matters which need to remain private.

Lot #261—If there is a large issue, can membership vote?

Answer: No, the Board was elected to represent the membership and therefore votes.

Lot #62—Feels the park should be planning ahead. Utilities are the main issue and we should try to be proactive. There are so many rumors in the park and everyone has a different story.

Answer: The Board agrees that the utilities is a very important issue and needs to be addressed. If members hear rumors, ask a Board Member to obtain the facts.

Lot #62—Has a problem with his driveway, has spoken with Doug and has stopped work. He would like for someone to advise him as two wrongs don't make a right.

Answer: The Building Committee does visit each site and will look at this problem.

Lot #51—Park is at 75% capacity—why are the costs going up? Many people have their own electricity.

Answer: 78 members have their own electricity, which is approximately 10%.

One member asked the Board members to introduce themselves, which the Board did.

Lot #300—Campers leave the park and don't turn off their lights, etc. and are on the park's electric.

Answer: If you notice this, please notify the guard, the manager or a member of the board. We can contact the member.

Lot #132—Also notice that people leave things on when they leave. Will the candidates for manager be posted?

Answer: No. The Board has not gone through this process previously. We plan to narrow the candidates to approximately four and the Board will interview.

Lot #450—Asked if the Board planned to do a background check on the candidates.

Answer: The Board had not thought of that but it is a good idea.

Lot #76—How much will the park pay the new manager and what benefits? Members should be told what the employees earn. There is a rumor that dues are going up to \$1,000 per year.

Answer: The Board does not believe the earnings of employees should be common knowledge. The \$1,000 dues per year is a rumor.

Lot #54—How long will Brad be interim-manager?

Answer: There is no timetable. Brad would like it to last 30 days or less. Brad will be on a trip from June 21 to July 8. During that time, his wife, Shirley, will be the interim-manager. Gary Hammond thanked Brad for stepping up to help.

Lot #300—Wants the Board to take time and get a good manager.

Lot #413—Are we looking for a working manager?

Answer: Yes.

Lot #261—Did we place an ad for a maintenance person? Does not think the manager can do maintenance and run the office.

Answer: Yes, we are looking for a maintenance person as work requires.

Lot #132—Does manager attend the Board's Executive Session?

Answer: No, but he receives a copy of the Executive Session minutes.

Lot #582—He works with the Social Committee and has found that if members are asked to help, they will. The Board should ask members for help.

Lot #475—Outside people should not be allowed to look for lots on their own. Too many people are in this park for a long period of time. We have dollars in the budget for a second maintenance person but this past winter, we did not have a second maintenance person.

Answer: We do allow people to come in and look for lots. We think the guard asks for their driver's license and returns it when they leave so we do know who is in the park. The second maintenance person will be here as the scope of work dictates. We don't want to pay people if there is no work.

Lot #62—Is the pool fully staffed with life guards?

Answer: We do not have guards. We have pool attendants and it is swim at your own risk.

Lot #583—Saw 11 children get out of one vehicle. What is our plan for guest passes?

Answer: We will survey members for suggestions on guest passes with the ballots this year.

Lot #283—Manager does not have time to do maintenance work and needs to be in the office during the summer months.

Lot #3—Has seen kids dropped off at the pool. One child was left at the pool all day.

Answer: Tell the pool attendant who can alert the guard to locate the parents.

John Mitchell, Lot #546, stated that the Board are members just like everyone in the park. Don't spread rumors—get the facts from one of the board members. Vote for the Board members of your choice. Last year there were only 270 ballots returned from a total of 709 lots.

Russ Segraves said only two members had approached him with the rumors. Ask any Board Member for the facts.

Lot #87—Communication is the key. The Board should find a way to communicate. Answer: We attempt to communicate by the open Board Meetings, the newsletter, and the board on the Day Lodge. Russ said that Doug quit on good terms for another job. Brad said he was a complete gentlemen and Doug has no bitterness. It was a career decision. Support the Board and move on. Hopefully, a new manager will be in place soon.

Lot #37—If she had seen the little girl unattended in the pool all day, she would have tried to find her parents or have someone look for the parents. A good way to communicate with members is on the website.

Lot #415—Children under a certain age must have adult supervision at the pool—that is the way it is handled at his place in Florida.

Lot #22—A Saturday morning work detail once a month would be a good idea. It could be posted in the newsletter where to meet so members could get involved.

Lot #450—Would like to see mulch placed around equipment in playground. Perhaps the association could buy the mulch and members could spread it.

Gary Hammond stated that all members need to look out for the park and things that happen. Employees cannot be everywhere and the park belongs to us.

Lot #601—Volunteer members would be good companions for people looking for lots in Wildridge.

Russ Segraves stated that we have lost our holiday security person. We need to find an extra guard for the July 4<sup>th</sup> weekend. The shift would be 6:00 p.m. to 2:00 a.m. He asked any member that knows of someone to advise him.

Jean Keller from the Social Committee had several requests. The Social Committee would like to block the road by the shelter house during the large social functions, such as The Night of the Races. This is the Board's decision and the Social Committee should get the OK from the people who live on that road. The Social Committee will get permission from the involved campers. John Mitchell made a motion that the Social Committee may block the street by the shelter house if permission is granted by the members on that road. Both entrances to the road will be manned and the Social Committee is responsible for setting up and removing the barriers. Gary Hammond seconded the motion and it carried unanimously.

The Social Committee also asked about installing a handrail by the steps going to the shelter house. After discussion, John Mitchell made a motion that the association will buy the materials and devise a plan for the handrail and the Social Committee will do the work. Gary Hammond seconded the motion and it carried unanimously.

The Social Committee said that the fence around the playground is in need of repair or removal. After discussion, John Mitchell made a motion that the Social Committee can remove the playground fence except for the area by the tennis court. Gary Hammond seconded the motion and it carried unanimously.

The Social Committee bought the paint for the pool deck last fall and it was not used. Russ Segraves said the pool paint had just arrived this week.

The Social Committee would like to grade 12 foot and add gravel on the top side of the shelter house to accommodate more people. Discussion was held whether grading and adding gravel or a deck should be constructed on the road side of the shelter house. This request was tabled until the Building Committee can assess the situation and advise their findings. Perhaps something can be done on this after the camping season.

Ruth Ann stated she would like to place the approved Board Minutes on our website. She also stated that the newsletter is due to be published soon and volunteers are needed. Ruth Ann Reteneller and Nancy Segraves will work together to generate the newsletter.

The survey form for the guest passes needs to be completed to be mailed with the ballots. Ruth Helmerich said she would prepare the survey for the Board's comments.

John Mitchell stated that he could obtain sewer pipe at a good price. The Board agreed to purchase the pipe. He also said there are small maintenance items that are needed. Russ said that we have a visa card with a \$250 limit and he will pick up the items.

Russ Segraves reported that the cracks in the skimmers in the pool have been repaired. The bank is still wet but the water level appears to be better.

John Mitchell stated that the roof on the day lodge is leaking. He will get prices for a new roof and this item will be evaluated at budget time.

The next Board Meeting will be on July 13, 2002 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
July 13, 2002**

**Amended: August 3, 2002**

Before the meeting convened, John Mitchell told the attending membership there would be a slot in the agenda for them to voice any concerns/issues.

The meeting was called to order by Vice-President John Mitchell at 9:05 a.m.

Members Present: Don Foster, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Members Absent: Russ Segraves

Interim-Manager Brad Hilgert: Present.

Secretary's Report: The minutes of the June 8, 2002 Board Meeting were read by Ruth Helmerich. There were two corrections: In the Treasurer's Report section, the fourth sentence should read, "Jennifer advised that we cannot add taxes to our small claims case." Page 4, third sentence of Paragraph 9 should read, "This is the Board's decision and the Social Committee should get the OK from the people who live on that road." A motion was made by Gary Mills and seconded by Gary Hammond to approve the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financial report. She said that her next small claims date is August 2. She said she will post the approved Board Minutes on the website. Ballots for voting for members of the Board will be mailed only to members who have paid their dues or made payment arrangements. Ruth Helmerich made a motion to accept the financial report and Don Foster seconded the motion. It carried unanimously.

Manager's Report: Brad thanked the directors for helping during the transition period. Sunday church services will be held on July 14<sup>th</sup> at 10:30 a.m. in the Day Lodge. A member is working to update the lots for sale listing. The doors of the supply closet in the Day Lodge need to be repaired/replaced. Brad thinks they will need to be replaced. The coin changer is old and needs replacement and estimates the cost of a new changer would be approximately \$1,000.

When Brad was at the Crawford County Court House, he asked a Crawford County employee if we could obtain a listing of unpaid taxes in Wildridge. She said that if property is put up for auction three times and not sold, it goes back to Crawford County. Wildridge can research the records of Crawford County at any time to discover who has unpaid taxes.

John Wigand from JayChem assessed our pool for repairs because we had trouble with the sweeper and skimmers. JayChem stated that the following needed attention: The weirs in the skimmers are missing, the chlorine needs to be added slowly and an auto chlorinator would do a better job than adding it manually. (One member stated that his experience with an auto chlorinator was not good.). The strainer has a 3" pipe going in and a 1 1/2" pipe coming out from the pump. The pipes need to both be 3" to increase the flow to the skimmer, and the sand needs to be replaced in the filter. The wet sand needs

to be dipped out by hand. JayChem stated that if we make these changes, our pool will function much better. JayChem is to submit estimates for the above repair.

Brad did not get the brown truck to Cliff's for repair but plans to get it there in the coming week. The security truck had bald tires and the brakes were down to the metal. Brad had new brakes, rotors and tires installed on the truck for under \$500 at Berg's Garage.

The pool attendants now have tank tops to identify them thanks to Shirley, and this can be done for maintenance also if we wish to do it. Ricky is on vacation from July 15<sup>th</sup> to July 26<sup>th</sup> so we have no maintenance personnel for that time period.

Brad submitted his resignation as interim-manager effective August 2, 2002.

Membership Forum:

Lot #475—Dumpster situation is out of hand. Over the holiday weekend, there was trash everywhere. He suggested a trash compactor but this requires someone to man the compactor.

Answer: Gary Hammond said the lids are not adequate. We looked at different kinds of dumpsters and the Board is aware that this needs to be addressed.

Lot #202—Saw a pickup full of garbage come to the dumpster. Thinks people are bringing garbage into the park to dispose of it.

Answer: If a member sees things, they need to get a license number, etc. and report it to the guard on duty.

Lot #192—His lot is across from the dumpster and sees abuse.

Answer: Again, get a license number or lot number and report it.

Lot #26—Lot #27 has recently been sold. The new owner has placed a large fifth wheel on the lot, which obstructs vision on the corner. It is a safety issue. Also a motor home was brought over holiday weekend and hooked up to park's electric.

Answer: Board members did speak to the owner of the motor home and the AC ran on propane. Did not realize the placing of the fifth wheel was a safety issue but will look into it.

Lot #461—Park electricity won't run the AC.

Answer: Park's electric was designed for 30% occupancy. 30 amps can't handle it. If you want good performance of all appliances, get your own power because the park's electric cannot handle the strain today's appliances put on the system.

Lot #582—Can't get 30 amps.

Answer: Again, the park's electric was designed for 30% occupancy. The best thing to do is get your own power.

Lot #22—When water is added to the pool, the water pressure in both shower houses is gone. Suggest closing the shower house while the pool is filling. Also people let strangers in the gate by the car load.

Answer: Perhaps the night guard could fill the pool.

Lot #619—Security needs to take care of the gate. They cannot fill the pool in the middle of night because we need good security at the gate.

Lot #54—The financials no longer have the comparison to the previous year.

Answer: Ruth Ann said the file was too large and the new report cannot compare for a year.

Lot #151—Thanked the Board for opening the shower house 24 hours.

Lot #3—Where are we in hiring a manager?

Answer: We have five interview scheduled for July 20<sup>th</sup>. Since Brad gave us a deadline, we hope we can move quickly to hire a good manager. We had a maintenance candidate hired out from under us.

Old Business:

John Mitchell distributed bids for the concrete between the day lodge and the pool and replacing the roof on the day lodge. It was decided to table discussion regarding the bids until the next Board Meeting.

Ruth Ann said the newsletters have been mailed and we had address correction notification on the newsletters to get an up-to-date mailing list.

John Mitchell said we had an offer of \$2,000 on Lot #486. Wildridge has approximately \$4,117 in this lot with dues, taxes, and penalties. After discussion, Gary Hammond made a motion to accept the offer of \$2,000, which includes the dues. Don Foster seconded the motion and it carried unanimously.

Ruth Helmerich distributed a version of the Guest Pass Survey for the Board's comments. After discussion, Ruth Ann made a motion to run the survey on dark paper, remove the Lot # and signature line and number the surveys like the ballots. Gary Hammond seconded the motion and it carried unanimously.

New Business:

Vendor gate passes were discussed. There is a list of vendors who have purchased magnetic gate passes. After reviewing the list, Ruth Ann made a motion that vendors' cards should expire on December 31 of each year. An I.D. will be required from the vendors to reactivate for one year with the exception of emergency and government personnel. Ruth Helmerich seconded the motion and it carried unanimously.

John Mitchell stated that in mid-August the pool attendants would be leaving to return to school or their normal jobs. We will either have to shut the pool down, shorten the hours and hire temporary help for pool attendants at that time.

The next Board Meeting will be on August 3, 2002 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting**  
**Wildridge Association**  
**July 13, 2002**

Before the meeting convened, John Mitchell told the attending membership there would be a slot in the agenda for them to voice any concerns/issues.

The meeting was called to order by Vice-President John Mitchell at 9:05 a.m.

Members Present: Don Foster, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Members Absent: Russ Segraves

Interim-Manager Brad Hilgert: Present.

Secretary's Report: The minutes of the June 8, 2002 Board Meeting were read by Ruth Helmerich. There were two corrections: In the Treasurer's Report section, the fourth sentence should read, "Jennifer advised that we cannot add taxes to our small claims case." Page 4, third sentence of Paragraph 9 should read, "This is the Board's decision and the Social Committee should get the OK from the people who live on that road." A motion was made by Gary Mills and seconded by Gary Hammond to approve the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financial report. She said that her next small claims date is August 2. She said she will post the approved Board Minutes on the website. Ballots for voting for members of the Board will be mailed only to members who have paid their dues or made payment arrangements. Ruth Helmerich made a motion to accept the financial report and Don Foster seconded the motion. It carried unanimously.

Manager's Report: Brad thanked the directors for helping during the transition period. Sunday church services will be held on July 14<sup>th</sup> at 10:30 a.m. in the Day Lodge. A member is working to update the lots for sale listing. The doors of the supply closet in the Day Lodge need to be repaired/replaced. Brad thinks they will need to be replaced. The coin changer is old and needs replacement and estimates the cost of a new changer would be approximately \$1,000.

When Brad was at the Crawford County Court House, he asked a Crawford County employee if we could obtain a listing of unpaid taxes in Wildridge. She said that if property is put up for auction three times and not sold, it goes back to Crawford County. Wildridge can research the records of Crawford County at any time to discover who has unpaid taxes.

John Wigand from JayChem assessed our pool for repairs because we had trouble with the sweeper and skimmers. JayChem stated that the following needed attention: The weirs in the skimmers are missing, the chlorine needs to be added slowly and an auto chlorinator would do a better job than adding it manually, the strainer has a 3" pipe going in and a 1 1/2" pipe coming out from the pump. The pipes need to both be 3" to increase the flow to the skimmer, and the sand needs to be replaced in the filter. The wet sand needs to be dipped out by hand. JayChem stated that if we make these changes, our pool will function much better. JayChem is to submit estimates for the above repair.

Brad did not get the brown truck to Cliff's for repair but plans to get it there in the coming week. The security truck had bald tires and the brakes were down to the metal. Brad had new brakes, rotors and tires installed on the truck for under \$500 at Berg's Garage.

The pool attendants now have tank tops to identify them thanks to Shirley, and this can be done for maintenance also if we wish to do it. Ricky is on vacation from July 15<sup>th</sup> to July 26<sup>th</sup> so we have no maintenance personnel for that time period.

Brad submitted his resignation as interim-manager effective August 2, 2002.

#### Membership Forum:

Lot #475—Dumpster situation is out of hand. Over the holiday weekend, there was trash everywhere. He suggested a trash compactor but this requires someone to man the compactor.

Answer: Gary Hammond said the lids are not adequate. We looked at different kinds of dumpsters and the Board is aware that this needs to be addressed.

Lot #202—Saw a pickup full of garbage come to the dumpster. Thinks people are brining garbage into the park to dispose of it.

Answer: If a member sees things, they need to get a license number, etc. and report it to the guard on duty.

Lot #192—His lot is across from the dumpster and sees abuse.

Answer: Again, get a license number or lot number and report it.

Lot #26—Lot #27 has recently been sold. The new owner has placed a large fifth wheel on the lot, which obstructs vision on the corner. It is a safety issue. Also a motor home was brought over holiday weekend and hooked up to park's electric.

Answer: Board members did speak to the owner of the motor home and the AC ran on propane. Did not realize the placing of the fifth wheel was a safety issue but will look into it.

Lot #461—Park electricity won't run the AC.

Answer: Park's electric was designed for 30% occupancy. 30 amps can't handle it. If you want good performance of all appliances, get your own power because the park's electric cannot handle the strain today's appliances put on the system.

Lot #582—Can't get 30 amps.

Answer: Again, the park's electric was designed for 30% occupancy. The best thing to do is get your own power.

Lot #22—When water is added to the pool, the water pressure in both shower houses is gone. Suggest closing the shower house while the pool is filling. Also people let strangers in the gate by the car load.

Answer: Perhaps the night guard could fill the pool.

Lot #619—Security needs to take care of the gate. They cannot fill the pool in the middle of night because we need good security at the gate.

Lot #54—The financials no longer have the comparison to the previous year.  
Answer: Ruth Ann said the file was too large and she deleted the comparison information.

Lot #151—Thanked the Board for opening the shower house 24 hours.

Lot #3—Where are we in hiring a manager?

Answer: We have five interview scheduled for July 20<sup>th</sup>. Since Brad gave us a deadline, we hope we can move quickly to hire a good manager. We had a maintenance candidate hired out from under us.

Old Business:

John Mitchell distributed bids for the concrete between the day lodge and the pool and replacing the roof on the day lodge. It was decided to table discussion regarding the bids until the next Board Meeting.

Ruth Ann said the newsletters have been mailed and we had address correction notification on the newsletters to get an up-to-date mailing list.

John Mitchell said we had an offer of \$2,000 on Lot #486. Wildridge has approximately \$4,117 in this lot with dues, taxes, and penalties. After discussion, Gary Hammond made a motion to accept the offer of \$2,000, which includes the dues. Don Foster seconded the motion and it carried unanimously.

Ruth Helmerich distributed a version of the Guest Pass Survey for the Board's comments. After discussion, Ruth Ann made a motion to run the survey on dark paper, remove the Lot # and signature line and number the surveys like the ballots. Gary Hammond seconded the motion and it carried unanimously.

New Business:

Vendor gate passes were discussed. There is a list of vendors who have purchased magnetic gate passes. After reviewing the list, Ruth Ann made a motion that vendors' cards should expire on December 31 of each year. An I.D. will be required from the vendors to reactivate for one year with the exception of emergency and government personnel. Ruth Helmerich seconded the motion and it carried unanimously.

John Mitchell stated that in mid-August the pool attendants would be leaving to return to school or their normal jobs. We will either have to shut the pool down, shorten the hours and hire temporary help for pool attendants at that time.

The next Board Meeting will be on August 3, 2002 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
July 13, 2002**

Before the meeting convened, John Mitchell told the attending membership there would be a slot in the agenda for them to voice any concerns/issues.

The meeting was called to order by Vice-President John Mitchell at 9:05 a.m.

Members Present: Don Foster, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Members Absent: Russ Segraves

Interim-Manager Brad Hilgert: Present.

Secretary's Report: The minutes of the June 8, 2002 Board Meeting were read by Ruth Helmerich. There were two corrections: In the Treasurer's Report section, the fourth sentence should read, "Jennifer advised that we cannot add taxes to our small claims case." Page 4, third sentence of Paragraph 9 should read, "This is the Board's decision and the Social Committee should get the OK from the people who live on that road." A motion was made by Gary Mills and seconded by Gary Hammond to approve the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann distributed the financial report. She said that her next small claims date is August 2. She said she will post the approved Board Minutes on the website. Ballots for voting for members of the Board will be mailed only to members who have paid their dues or made payment arrangements. Ruth Helmerich made a motion to accept the financial report and Don Foster seconded the motion. It carried unanimously.

Manager's Report: Brad thanked the directors for helping during the transition period. Sunday church services will be held on July 14<sup>th</sup> at 10:30 a.m. in the Day Lodge. A member is working to update the lots for sale listing. The doors of the supply closet in the Day Lodge need to be repaired/replaced. Brad thinks they will need to be replaced. The coin changer is old and needs replacement and estimates the cost of a new changer would be approximately \$1,000.

When Brad was at the Crawford County Court House, he asked a Crawford County employee if we could obtain a listing of unpaid taxes in Wildridge. She said that if property is put up for auction three times and not sold, it goes back to Crawford County. Wildridge can research the records of Crawford County at any time to discover who has unpaid taxes.

John Wigand from JayChem assessed our pool for repairs because we had trouble with the sweeper and skimmers. JayChem stated that the following needed attention: The weirs in the skimmers are missing, the chlorine needs to be added slowly and an auto chlorinator would do a better job than adding it manually, the strainer has a 3" pipe going in and a 1 1/2" pipe coming out from the pump. The pipes need to both be 3" to increase the flow to the skimmer, and the sand needs to be replaced in the filter. The wet sand needs to be dipped out by hand. JayChem stated that if we make these changes, our pool will function much better. JayChem is to submit estimates for the above repair.

Brad did not get the brown truck to Cliff's for repair but plans to get it there in the coming week. The security truck had bald tires and the brakes were down to the metal. Brad had new brakes, rotors and tires installed on the truck for under \$500 at Berg's Garage.

The pool attendants now have tank tops to identify them thanks to Shirley, and this can be done for maintenance also if we wish to do it. Ricky is on vacation from July 15<sup>th</sup> to July 26<sup>th</sup> so we have no maintenance personnel for that time period.

Brad submitted his resignation as interim-manager effective August 2, 2002.

*Membership Forum:*

Lot #475—Dumpster situation is out of hand. Over the holiday weekend, there was trash everywhere. He suggested a trash compactor but this requires someone to man the compactor.

Answer: Gary Hammond said the lids are not adequate. We looked at different kinds of dumpsters and the Board is aware that this needs to be addressed.

Lot #202—Saw a pickup full of garbage come to the dumpster. Thinks people are bringing garbage into the park to dispose of it.

Answer: If a member sees things, they need to get a license number, etc. and report it to the guard on duty.

Lot #192—His lot is across from the dumpster and sees abuse.

Answer: Again, get a license number or lot number and report it.

Lot #26—Lot #27 has recently been sold. The new owner has placed a large fifth wheel on the lot, which obstructs vision on the corner. It is a safety issue. Also a motor home was brought over holiday weekend and hooked up to park's electric.

Answer: Board members did speak to the owner of the motor home and the AC ran on propane. Did not realize the placing of the fifth wheel was a safety issue but will look into it.

Lot #461—Park electricity won't run the AC.

Answer: Park's electric was designed for 30% occupancy. 30 amps can't handle it. If you want good performance of all appliances, get your own power because the park's electric cannot handle the strain today's appliances put on the system.

Lot #582—Can't get 30 amps.

Answer: Again, the park's electric was designed for 30% occupancy. The best thing to do is get your own power.

Lot #22—When water is added to the pool, the water pressure in both shower houses is gone. Suggest closing the shower house while the pool is filling. Also people let strangers in the gate by the car load.

Answer: Perhaps the night guard could fill the pool.

Lot #619—Security needs to take care of the gate. They cannot fill the pool in the middle of night because we need good security at the gate.

Lot #54—The financials no longer have the comparison to the previous year.  
Answer: Ruth Ann said the file was too large and she deleted the comparison information.

Lot #151—Thanked the Board for opening the shower house 24 hours.

Lot #3—Where are we in hiring a manager?

Answer: We have five interview scheduled for July 20<sup>th</sup>. Since Brad gave us a deadline, we hope we can move quickly to hire a good manager. We had a maintenance candidate hired out from under us.

Old Business:

John Mitchell distributed bids for the concrete between the day lodge and the pool and replacing the roof on the day lodge. It was decided to table discussion regarding the bids until the next Board Meeting.

Ruth Ann said the newsletters have been mailed and we had address correction notification on the newsletters to get an up-to-date mailing list.

John Mitchell said we had an offer of \$2,000 on Lot #486. Wildridge has approximately \$4,117 in this lot with dues, taxes, and penalties. After discussion, Gary Hammond made a motion to accept the offer of \$2,000, which includes the dues. Don Foster seconded the motion and it carried unanimously.

Ruth Helmerich distributed a version of the Guest Pass Survey for the Board's comments. After discussion, Ruth Ann made a motion to run the survey on dark paper, remove the Lot # and signature line and number the surveys like the ballots. Gary Hammond seconded the motion and it carried unanimously.

New Business:

Vendor gate passes were discussed. There is a list of vendors who have purchased magnetic gate passes. After reviewing the list, Ruth Ann made a motion that vendors' cards should expire on December 31 of each year. An I.D. will be required from the vendors to reactivate for one year with the exception of emergency and government personnel. Ruth Helmerich seconded the motion and it carried unanimously.

John Mitchell stated that in mid-August the pool attendants would be leaving to return to school or their normal jobs. We will either have to shut the pool down, shorten the hours and hire temporary help for pool attendants at that time.

The next Board Meeting will be on August 3, 2002 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

**Treasurer's Report**  
**FIRST HALF 2002**  
 January 1, 2002 through June 30, 2002

**OPERATING FUNDS**

**BEGINNING  
BALANCE**

**INCOME**

Membership Dues	\$371,151.53
Total Services	\$10,967.79
Total Vending	\$1,353.86
Bank Acct Interest	\$2,464.94

**EXPENSES**

Payroll	\$65,767.28	
Utilities	\$40,583.82	
Maintenance/Repairs	\$7,903.95	
Taxes	\$10,247.33	
Business	\$2,297.52	
Elec. Reimbursements	\$2,000.00	
Equipment	\$2,858.21	
Improvements	\$2,985.05	bath & club house
<b>Total Operating Expenses</b>	<b>\$134,643.16</b>	
Transfer to Road Fund	\$10,000.00	
		<b>\$316,382.40</b>

\$75,087.44 + Total Income

\$385,938.12

**RESTRICTED FUNDS**

	Bal 12-31-01	Activity 2002	Balance this report
Lot Sales	\$3,550.77	\$7,254.18	\$10,804.95
Gate Cards	\$1,409.35	(\$451.18)	\$958.17
Contingency Funds	\$72,551.88		\$72,551.88
Road Fund	\$10,667.00	\$10,000.00	\$20,667.00
Interest	\$9,101.46	\$1,412.72	\$10,514.18
Sewer Fund	\$23,851.70	(\$220.62)	\$23,631.08
<b>Totals</b>	<b>\$121,132.16</b>		<b>\$139,127.26</b>

**Operating Fund Balance**

**\$316,382.40**

**Balance for Restricted Funds**

**\$139,127.26**

**BALANCE PER BOOKS FOR WILDRIDGE ASSOCIATION \*\*\*\*\* \$455,509.66**

Petty Cash Account + Money Changer \$750.00

**BANK RECONCILIATIONS**

**Old National Checking Acct as of June 30, 2002**

Bank balance	\$266,822.12
Deposits in Transit	\$0.00
Outstanding Checks	\$6,151.28
Reconciled Balance	<u>\$260,670.84</u>

Small Claims Report: @\$38,000.00 # lots=@47			
1997/1	2000/3	2001/12	2002/47

**Morgan Keegan as of June 30, 2002**

Bank balance Operating funds	\$54,961.56
Restricted funds	\$139,127.26
Deposits in Transit	\$0.00
Outstanding Checks	
Reconciled Balance	<u>\$194,088.82</u>

Electrical	86
Reimbursements	

**Total Reconciled Balances for  
Operating Funds \$316,382.40**

**Total Reconciled Balances for  
Restricted Funds \$139,127.26**

**TOTAL CASH IN BANK FOR WILDRIDGE ASSOCIATION \*\*\*\*\* \$455,509.66**

**OPERATING FUNDS COMPARISONS**

	Jan-Jun 2002	Jan-Jun 2001	Jan-Dec 2000	Jan-Dec 1999
Beg balances	\$65,087.44	\$57,101.50	\$31,368.26	\$11,474.47
Receipts	\$385,938.12	\$382,091.19	\$367,081.79	\$378,699.89
Expenses	\$134,643.16	\$144,204.26	\$341,348.55	\$372,377.62
End Balances	<u>\$316,382.40</u>	<u>\$294,988.43</u>	<u>\$57,101.50</u>	<u>\$17,796.74</u>

<http://www.wildridgeatpatoka.250x.com>

WILDRIDGE BOARD OF DIRECTORS MEETING  
AUGUST 3, 2002

1. CALL TO ORDER
2. INTRODUCTION OF MANAGER JAMES PORTILLO
3. SECRETARY'S REPORT OF BOARD MEETING OF JULY 13, 2002
4. TREASURER'S REPORT
5. MANAGER'S REPORT
6. OLD BUSINESS
  - A. PORTABLE CARPORTS *no carports? included in site footage*
  - B. POOL ATTENDENTS *2 carports already in Park. height 13ft.*
  - C. *check with Temp*
  - D. *Service for Pool coverage.*
  - E. *LOT 502 using 2 power poles - one needs to be disconnected. send letter to member?*
7. NEW BUSINESS
  - A. MEMBERS QUESTIONS AND COMMENTS *LOT 619 Sewer problem? dig date? This fall.*
  - B. ANNUAL MEETING AGENDA FOR AUGUST 10, 2002
  - C. *LABOR WEEKEND SECURITY*
  - D.
  - E.
8. NEXT BOARD MEETING SEPTEMBER 14, 2002
9. MOTION TO ADJOURN TO EXECUTIVE SESSION

**Board Of Directors Meeting  
Wildridge Association  
August 3, 2002**

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

Members Present: Russ Segraves, Don Foster, Gary Hammond, Gary Mills, John Mitchell, Ruth Ann Reteneller, Ruth Helmerich

Manager James Portillo: Present.

Secretary's Report: The minutes of the July 13, 2002 Board Meeting were read by Ruth Helmerich. There were two corrections: The third paragraph reporting on the Manager's Report stated, "...the chlorine needs to be added slowly and an auto chlorinator would do a better job than adding it manually." Added the sentence, "(One member stated that his experience with an auto chlorinator was not good.)". Under the Membership Forum: Lot #54's question should have been answered as follows: "Ruth Ann said the file was too large and the new report cannot compare for a year." A motion was made by John Mitchell and seconded by Gary Mills to approve the minutes as corrected. The motion carried unanimously.

Treasurer's Report: Ruth Ann did not present a financial report because the bank information is not available due to the early date of the August meeting. She stated that the small claims court date of August 2 has been rescheduled. Recently received the balance due from one past member for 1997 dues.

Manager's Report: Russ Segraves introduced our new Manager, James Portillo. However, since James has only been with us a few days, Brad Hilgert, the interim-Manager, presented the report, a copy of which is attached to the minutes. The report was a summary of items that Brad had noted during his two months as interim-Manager and wanted to share with the Board. Brad also thanked each Board Member for their help during his tenure. He stated that the new manager has asked many questions and feels he will be a great asset to Wildridge.

Old Business:

Russ Segraves stated that a decision needs to be made regarding carports (metal or plastic) in the park. It was pointed out that the current building code states, no carports or garages and we should abide by the code. Lot #76 feels that because he has a larger lot and the room for a carport, it should be OK. Lot #619 questioned the safety of plastic or metal carports stating that depending on the wind tolerance, if a plastic carport is airborne, it is like a kite hitting an object, but if a metal carport becomes airborne, it is like an airplane. If carports are approved, they need to be anchored in cement with the 1200 sq. ft. total roof space rule and over 400 sq.ft. roof space getting their own electric rule being enforced. After discussion, Ruth Ann made a motion to table the carport decision until the next Board Meeting. Gary Hammond seconded the motion and it carried unanimously.

Russ stated that starting August 12, we will use temporary employees to fill in certain time slots as pool attendants.

Membership Forum:

Lot #76—Stated he would like to know now about the carport issue

Answer: The Board will address at the September Board Meeting.

Lot #619—On two occasions, the sewer has backed up on his lot and has not been repaired. A check valve was installed but will look to Wildridge for any loss relating to a backed-up sewer.

Answer: The sewer repair is scheduled for this fall.

Lot #270—Stated that kids are driving golf carts. One girl fell off the cart.

Answer: Security is watching closely for safety issues and issuing tickets. If a member sees something occur, please report it to the guard. We will have extra security on the holiday weekend.

Lot #283—Appears that no one follows the rules. A guard needs to be in the park in addition to the guard at the gate.

Lot #251—Adults are the ones responsible. They are the individuals allowing kids to drive the golf carts.

Lot #129—Believes the four wheelers and motorized skateboard are dangerous and refuses to buy a golf cart because his kids would want to drive.

The Manager asked how long security has been at its current level. Russ Segraves responded that we have had security 24-7 for approximately six years. Gary Hammond stated that with more personnel, comes higher dues.

Lot #283—Believes the Board should set a date for members to obtain their own electricity.

Answer: The lease, which was signed by all members, states the park will provide electricity.

Lot #619—Every issue brought up today is valid; however, hiring more security and maintenance personnel will result in higher dues.

James stated that the potential liability resulting from having only one maintenance person is high.

New Business:

Russ Segraves stated that the Annual Meeting will be held on August 10, 2002 at 10:00 a.m.

The next Board Meeting will be on September 14, 2002 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

MANAGER'S REPORT 8/3/02

Showers: Only closed for cleaning. Signs are placed on doors "Closed for Cleaning" Pool staff now check to see if anyone in showers before filling/vacuuming pool. They place a sign on door "Closed, Filling Pool" But doors are not locked.

Water Leaks: Major leak at 345/318 has been repaired. This will cause a large increase in water bill. I have already called the water company. They will adjust bill down to "normal" usage. Two other lots have leaks and water has been shut off. They are getting water from an alternate hose bib. Repairs are scheduled. Water connections at our hose bibs and lot owners water lines (both above & below ground) need to be inspected throughout the park. This should be done on a scheduled basis.

Electric: The ground bus in a large number of our 30 amp boxes are burned out. These boxes will require overhaul or replacement. I suspect that many of our 100 amp and 200 amp main breakers are weak due to age (approximately 25 yrs old) and repeated overload. They need to be replaced.

Dumpsters: We are roping shut 2 dumpsters on Thursdays. This works but has to be monitored. Our maintenance man does not have time. We need new Positive worded signage at the dumpsters. At least 2 signs. We can save \$29.00 on each dumpster that stays roped shut.

Lots for Sale List: Updated. It is now revised at least weekly.

Trucks: The transmission in the maintenance truck has been overhauled and ground wire to gas gage rerouted. Thank you Mr. Stiffey. The security truck is scheduled to go in for repair of gas gage and complete preventative maintenance. The diesel dump truck also needs some preventative maintenance. The gas gage is inoperable.

Chain Saw: The chain saw had received little or no preventative maintenance since purchase on 4/14/00. The saw has been completely serviced by K&K. new fuel filter, air filter, spark plug, and chain have been installed. A second chain has been purchased to serve as a backup.

String Trimmer: Needs preventative maintenance.

Exhaust Fan: Replaced in ladies shower house.

Phone Service: We are trying to operate Wildridge with one phone line. This is no longer feasible. We need a line for the fax and computer. We also need an extension phone (red) in pool house. We should consider an upgrade to commercial radio service (walkie-talkies) for our security personnel

maintenance personnel and manager. Too often, valuable time is spent "looking" for one another.

- OSHA: We have had our OSHA/Equal Opportunity Employer/Safety and Overtime notices stolen. They should be replaced as soon as possible.
- Maintenance: We still have only one maintenance person. We must get this loyal employee some immediate, permanent assistance.
- Parts Inventory: Needs to be improved "on shelf" items are very low. This results in unnecessary and time consuming trips to local vendors.
- Dollar Changer: The dollar changer is out of service. The internal mechanisms need to be replaced.
- Pool: There are 21 uncovered pool shifts in August. We have advertised thru the newsletter that the pool will close Sept 10<sup>th</sup>. We have no coverage for September. A member has applied for pool attendant, she is living in the park. At the last board meeting I reported the need for various replacement parts for our filtration system in order to bring it back to full capacity. To my knowledge, no authorization for purchase has been issued. Replacement of sand in pressurized filters needs to be scheduled. A test well should be dug in the valley beside the pool and a water sample taken. This will help us to determine whether the leakage is from a natural spring or a pool leak.
- Prarie Landscaping: Will not mow driveways, will not trim around rip rap or abandoned flower gardens. Will not trim ditches. And now, I was informed last week that he will not mow under trees with low limbs. A half mowed lot is just as insightly as one that is not mowed at all. The grass behind the fence on north side (Paatoka Station) is not being mowed.
- REMC: Dave Ruhe from Dubois Electric called. Our contract reads that members on REMC will have their meters removed each winter. They want to revise the contract to read meters are permanent. I advised him we agree.
- 2<sup>nd</sup> Unit on Lot: There are lots where owners have installed a 2<sup>nd</sup> RV unit. To my knowledge, the owners have not received permission from the board.
- Day Lodge: Do we want to allow members to reserve during camping season?

This would deny access to pool table, ping pong table, coke machine, and candy machines; particularly on weekends and Holidays.

Member, Paul Moon, Lot 606: He is the chain saw artist and he wants to donate a large totem pole to Wildridge. He would like to have it placed in the entrance area.

Member, Tina Hammond, Lot 637: She wants to donate a foosball table for the daylodge. This would make a nice addition to the and ping pong tables. It is not coin operated.

MANAGER'S REPORT 8/3/02

Showers: Only closed for cleaning. Signs are placed on doors "Closed for Cleaning" Pool staff now check to see if anyone in showers before filling/vacuuming pool. They place a sign on door "Closed, Filling Pool" But doors are not locked.

Water Leaks: Major leak at 345/318 has been repaired. This will cause a large increase in water bill. I have already called the water company. They will adjust bill down to "normal" usage. Two other lots have leaks and water has been shut off. They are getting water from an alternate hose bib. Repairs are scheduled. Water connections at our hose bibs and lot owners water lines (both above & below ground) need to be inspected throughout the park. This should be done on a scheduled basis.

Electric: The ground bus in a large number of our 30 amp boxes are burned out. These boxes will require overhaul or replacement. I suspect that many of our 100 amp and 200 amp main breakers are weak due to age (approximately 25 yrs old) and repeated overload. They need to be replaced. *My?*

Dumpsters: We are roaping shut 2 dumpsters on Thursdays. This works but has to be monitored. Our maintenance man does not have time. We need new Positive worded signage at the dumpsters. At least 2 signs. We can save \$29.00 on each dumpster that stays roped shut. *Asil Brad about this*

Lots for Sale List: Updated. It is now revised at least weekly.

Trucks: The transmission in the maintenance truck has been overhauled and ground wire to gas gage rerouted. Thank you Mr. Stiffey. The security truck is scheduled to go in for repair of gas gage and complete preventative maintenance. The diesel dump truck also needs some preventative maintenance. *The gas gage is inoperable. Diesel need JMC's.*

Chain Saw: The chain saw had received little or no preventative maintenance since purchase on 4/14/00. The saw has been completely serviced by K&K. new fuel filter, air filter, spark plug, and chain have been installed. A second chain has been purchased to serve as a backup. *Fall?*

String Trimmer: Needs preventative maintenance.

*need maint schedule file for vehicles and power tools.*

Exhaust Fan: Replaced in ladies shower house.

Phone Service: We are trying to operate Wildridge with one phone line. This is no longer feasible. We need a line for the fax and computer. We also need an extension phone (red) in pool house. We should consider an upgrade to commercial radio service (walkie-talkies) for our security personnel

maintenance personnel and manager. Too often, valuable time is spent "looking" for one another.

OSHA: We have had our OSHA/Equal Opportunity Employer/Safety and Overtime notices stolen. They should be replaced as soon as possible.

Maintenance: We still have only one maintenance person. We must get this loyal employee some immediate, permanent assistance.

Parts Inventory: Needs to be improved "on shelf" items are very low. This results in unnecessary and time consuming trips to local vendors.

Dollar Changer: The dollar changer is out of service. The internal mechanisms need to be replaced.

Pool: There are 21 uncovered pool shifts in August. We have advertised thru the newsletter that the pool will close Sept 10<sup>th</sup>. We have no coverage for September. A member has applied for pool attendant, she is living in the park. At the last board meeting I reported the need for various replacement parts for our filtration system in order to bring it back to full capacity. To my knowledge, no authorization for purchase has been issued. Replacement of sand in pressurized filters needs to be scheduled. A test well should be dug in the valley beside the pool and a water sample taken. This will help us to determine whether the leakage is from a natural spring or a pool leak.

Prarie Landscaping: Will not mow driveways, will not trim around rip rap or abandoned flower gardens. Will not trim ditches. And now, I was informed last week that he will not mow under trees with low limbs. A half mowed lot is just as insightly as one that is not mowed at all. The grass behind the fence on north side (Paatoka Station) is not being mowed.

REMC: Dave Ruhe from Dubois Electric called. Our contract reads that members on REMC will have their meters removed each winter. They want to revise the contract to read meters are permanent. I advised him we agree.

2<sup>nd</sup> Unit on Lot: There are lots where owners have installed a 2<sup>nd</sup> RV unit. To my knowledge, the owners have not received permission from the board.

Day Lodge: Do we want to allow members to reserve during camping season?

This would deny access to pool table, ping pong table, coke machine, and candy machines; particularly on weekends and Holidays.

Member, Paul Moon, Lot 606: He is the chain saw artist and he wants to donate a large totem pole to Wildridge. He would like to have it placed in the entrance area.

Member, Tina Hammond, Lot 637: She wants to donate a foosball table for the daylodge. This would make a nice addition to the and ping pong tables. It is not coin operated.

**Special Board Of Directors Meeting  
Election of Officers  
Wildridge Association  
August 10, 2002**

Members Present: Don Foster, Gary Mills, John Mitchell, Bill Pray, Ruth Ann Reteneller, Curtis Tyler, Ruth Helmerich

This special meeting was held to elect officers for the 2002-2003 Wildridge Board of Directors.

Dean Roberson of the ballot committee explained the process used to count the election ballots. He will retain the ballots until the next regular board meeting.

Gary Mills nominated John Mitchell for President. Ruth Ann Reteneller seconded the nomination. John accepted the nomination and it carried unanimously.

Ruth Helmerich nominated Curtis Tyler for Vice President. Bill Pray seconded the nomination. Curtis accepted the nomination and it carried unanimously.

Ruth Ann Reteneller nominated Ruth Helmerich for Secretary. Gary Mills seconded the nomination. Ruth accepted the nomination and it carried unanimously.

Gary Mills nominated Ruth Ann Reteneller for Treasurer. Bill Pray seconded the nomination. Ruth Ann accepted the nomination and it carried unanimously.

Ruth Ann distributed new Director binders to the board members and briefly described each section.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Curtis Tyler. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

**Wildridge Association, Inc.**  
**Minutes of Open Meeting**  
**August 10, 2002**

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

The ballot box was declared closed.

A moment of silent prayer was held for deceased members and the pledge of allegiance was observed.

Russ Segraves introduced the Board of Directors. He then introduced Irene Alstott, President of the Social Committee. Irene thanked everyone for their help during the past year. Jean Keller, Treasurer of the Social Committee, introduced the Social Committee members and reported on the purchases and events conducted by the committee. Russ thanked the Social Committee for their hard work.

Secretary Report: The minutes were read by Ruth Helmerich. A motion was made by Gary Mills and seconded by John Mitchell to accept the minutes. The motion carried unanimously.

Treasurer's Report: Ruth Ann Reteneller gave a brief explanation of the financial 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 and neatly kept.

Questions Asked:

Brad Hilgert, Lot #619

He suggested that the building covenants be revised. All building regulations need to be enforced. Building plans are submitted to the Building Committee, approved and then members build something that has not been approved. There has been no follow-up by the Building Committee for compliance. The metal carports in the park—are they restricted to the square footage limit? Our electric system is failing. Something needs to be done. His suggestions were: either update the 30 amp service and charge the leaseholders or send a notice to the leaseholders the electric will be shut down on a certain date and leaseholder must obtain their own power. He wants a guard at the gate, especially on weekends. We need an extra guard on duty from Friday at 4:00 p.m. to Sunday at 4:00 p.m. Guards should not be cleaning bath house. The golf cart rules need to be enforced or not have any. He thinks the best way to address major issues is to send questionnaires to the membership and handle accordingly. He also thanked the volunteer board for their work.

Steve Koressel, Lot #435

He submitted copies of letters dated 1996 and 1992, which he had written to the Wildridge Board. The 1992 letter stated the company had cable locators and fault-finding equipment for sale. The 1996 letter addressed the number of times our cable lines had faulted and been repaired. He feels if a cable faults the second time, it should be replaced. He offered his assistance with any electrical problem when he is in the park as he is employed by SIGECO. He also stated that he had asked Doug about obtaining a building permit to place a roof over his camper in 2001. Doug told him he could not build a roof over because his camper is on the lot line. This year, Brad measured his lot and John Mitchell verified that his camper is not on the lot line; however, because of the new building rule if he obtains a building permit now, he must obtain his own electric. Because he was not informed correctly in 2001, he would like to have an exemption to the electrical waiver rule and build his roof. John Mitchell presented this to the Board and his request was denied.

Grant Morton, Lot #14

He thought the electrical waiver does not apply to constructing a roof over your camper but only if a room is built.

Russ stated that constructing a roof over more than 400 sq. ft. does require the member to obtain his own electric.

Val Howard, Lot #261

She stated that she also thought it only applied to building a room and not to placing a roof over a camper. The park needs more communication. The Board should set a date when park electric will be turned off. Also, she believes Ricky should get a bonus for his dedication.

The minutes of the Board Meetings are posted by the office and on the website and we send three newsletters annually to communicate with the membership. The lease states the park will provide electricity so we can't just "turn it off". Ricky will be receiving a bonus.

Brad Hilgert, Lot #619

He believes a questionnaire needs to be sent out on major issues. He would also like to see a booklet compiled with the rules and regulations of the park to be issued to current and new members.

Sue Schmeltz, Lot #364

She agrees with the other members on the electric with regards to putting a roof over a camper. She asked what progress has been made on the sewer in the past year.

Russ Segraves stated that it is the same as last year. We plan to do an inspection on camper hook-ups to ensure they are properly installed. We have recently hired an additional maintenance man—Reggie Pruitt.

Ruth Sears, Lot #279

She believes that requiring a member to obtain their own electric just to put a roof over their investment is unfair.

Russ Segraves stated that this issue can be revisited.

Jim Alstott, Lot #76

He believes the rule about the 1200 sq.ft. should be gauged according to the size of the lot. He wants to buy a carport and would like to have his building permit passed.

Russ asked if any of the members in attendance objected to having carports in the park. Brad said a questionnaire is needed—not enough members were present at the meeting to decide this issue.

Rob Williams, Lot #268

The building next to his lot is in disarray. He suggested that the owner be fined if he does not clean up his lot.

Russ stated the manager can send a letter to the leaseholder to clean up his lot or Wildridge will clean it up and invoice him for our time.

Don Pfraehler, Lot #269 & #270

He agrees with Mr. Williams about the lot. It is a fire hazard.

The election committee gave the results of the election.

Russ Segraves	150
Ruth Ann Reteneller	297
Curtis Tyler	179
Ron Dugan	132
Bill Pray	151
Harold Jones	99

The committee reported the winners are Ruth Ann Reteneller, Curt Tyler and Bill Pray. The guest pass survey, which was mailed with the ballots, had the following results:

Retain the current policy (4 passes plus immediate family)	191
2 Guest Passes	19
4 Guest Passes	24
6 Guest Passes	21
8 Guest Passes	11
10 Guest Passes	23

Russ Segraves thanked the ballot committee, Dean Roberson, Tom Cummins, and John Haller.

Having no further business, the meeting adjourned.

Respectfully Submitted,

Ruth Helmerich, Secretary

## 2002 Guest Card Policy

In fall of 2001 Wildridge passed a rule on guest cards. On 9/8/01 Eddie Hancock made a motion that each member receive two guest passes annually. John Mitchell second the motion. This would be two cards per lot without any name to say who is using the cards.

Right now all we have is a policy that will not work. two guest per lot is not going to work. Selling more gate cards is not going to happen at \$15.00 each also I would not think you would want too many gate cards out. The guest list at the gate will not work by its self. Their is not adequate space to hold cars to OK them using a list only. We had back ups with as many guest cards as the members wanted to have.

### PROPOSAL

If you turn in names to be placed on the guest list at that time you would receive guest cards for the names of guest you have turned in. The names would be placed on the guest list at gate. This would do two things 1. Wildridge would know how many guest you are planning to have. 2. The guest could get in the park. 3. would not tie up the gate any more than before the new rule on cards. You will still have guest at gate without a pass or their name on any list.

If the board wishes to limit the number of guest that can come to Wildridge at any given time than we need a number if not 3000 names and the gate will be tied up. We need a way to OK cars very quickly. If we run a car pass with a

Retain 191

2 19

4 24

6 21

8 11

10 23

President of the Board of Directors  
Wildridge RV Resort  
Wickliffe, IN

March 4, 1992

My name is Steve Koressel, Lot 435, here in Wildridge. I am a Lineman for Southern Indiana Gas & Electric Company in Evansville.

My job assignments in addition to climbing poles is the installation, maintenance and repair of an electrical system such as the one we have at Wildridge. I installed the lights in the playground, shuffleboard and volleyball areas at no expense to Wildridge. I built the lights by saving good components, assembled them and climbed all the poles to hang them. My wife pulled the lights up to me on a handline.

The company I work for has recently started replacing its cable locators and fault-finding equipment with updated models. I have checked in to the possibility of buying this equipment. After explaining to supervision what this equipment would be used for, I was told we could probably buy it for "pennies on the dollar".

I mentioned this to manager Doug Boone and was told we have a local contractor to locate faults in our system. I even offered to demonstrate to Doug and our maintenance staff how to use these machines.

I think this would be a significant savings for the association as opposed to hiring an electrical contractor every time we have a problem.

If the board has any questions about these items I will be more than happy to answer them.

You may contact me at 812-424-5610.

Thank you,

Steve

Board of Directors  
Wildridge

August 12, 1996

My name is Steve Koressel. My wife and I have been members for 10 years. I am an Electrical Cable Splicer for SIGECO in Evansville.

It is my understanding the buried electric cables in our system have now been in the ground for approximately 20 years. If you check with any cable manufacturer I believe you will find they consider the life of their cable to be 20 years after it has been installed. That means, to me, our electrical circuits are operating on borrowed time.

One thing that significantly reduces the life of cable is the number of times it has faulted. It is also my understanding our buried cables have been repaired over and over.

I have made a recommendation to manager Doug Boone that when a cable faults between pedestals it should only be repaired one time. If the cable faults again it should be replaced. Doug informed me we have several locations in the park where the cable has been repaired as many as five times between pedestals.

Another recommendation would be that we begin replacing the older sections of cable as our finances permit. This would not only keep down the number of cable faults but, make Wildridge a more enjoyable experience. No one wants to be without their electric service.

I have made the offer to Doug and now make it to the board, If there is an electrical problem I can help with, I will be more than happy to help if I am in the park.

If there are any questions or situations I could help with you may contact me at 812-424-5610.

Sincerely,

Steve Koressel

Wildridge Association Inc.  
Building Codes and Restriction  
Amendment

Effective January 1,2002

A. The approval of a building permit for the construction of any building or addition that will cause the existing building, RV or combination thereof to exceed 400 square feet in area under roof. Will require the lessee to submit a waiver of electrical service and show proof of a paid receipt from Dubois REMC that proprietary electrical service has been requested for the concerned lot. Wildridge electrical service will be permanently disconnected within three months from the issue date of the building permit or upon requesting the rebate which ever comes first unless prior arrangements have been approved by the building committee.

This will exclude the square footage for any stand alone utility or storage building 140 square feet or less in area listed in Wildridge Building Codes and Restrictions paragraph C.1 that does not have a permanent foundation and can be readily moved.

Exception: Members how combine two lots may have up to 600 square feet provided a waiver of electrical service is filed for both lots.

B. Any member wanting to enclose an existing covered area will require a building permit. Members requesting a permit for an enclosed area which exceed 600 square feet of combined area including the RV will require the member to provide electrical service as required in A above

- WILDRIDGE BOARD OF DIRECTORS MEETING -  
→ SEPT. 14, 2002 ←

1. CALL TO ORDER
2. SECRETARY'S REPORT OF BOARD MEETING OF AUGUST 3, 2002
3. TREASURER'S REPORT
4. MANAGER'S REPORT
- 5. OLD BUSINESS -
  - ✓ A. Car Ports ?
  - ✓ B. Shelter-house improvements -
  - ✓ C. Est. day lodge roof, concrete by pool
  - ✓ D. Establish a schedule for sewer digs - *Get up schedule with Maint.*
  - ✓ E. Park information handbook
- 6. NEW BUSINESS -
  - ✓ A. Members Questions & Comments -
  - ✓ B. Estimates-Leaf Vacuum -
  - ✓ C. Electric in Park
  - ✓ D. Security To ENFORCE ULV rules
  - ✓ E. Electrical Reimbursement For (2) lots, (1) Lessee
7. NEXT BOARD MEETING OCT. 14, 2002
8. MOTION TO ADJOURN TO EXECUTIVE SESSION

September 14, 2002

**Manager's Report:**

**Maintenance:**

5 water leaks repaired, 4 sewer drops installed.

(3) 30 Amp breakers replaced, (3) 100 amp breakers installed, (2) 200 amp breakers installed at sites #9 and #14.

Invoices sent to over 20 lot owners for tall mowing.

Three shuffleboard scoreboards installed.

10 lot owners have had electricity hooked up since August 1, 2002. 17 lot owners have pending electrical waivers.

Pool in the process of being winterized by Jay-Kem.

**Personnel:**

Hired a part time maintenance employee.

Revised Gate security job description and duties.

Sent memorandums to staff on time off policy, two personnel jobs (maintenance), Timesheet reporting, and what to do if injured on the job.

Obtained <sup>staffing</sup> coverage for pool with temporary agency.

In the process of developing personnel evaluations, guidelines for employee handbook, and job descriptions, developing employee safety manual.

**Lease Closings:**

Processed 10 transfers of leases.

Currently there are 65 lots listed for sale.

Several handouts are now given to new lot owners at the time of closing.

meetings shall be conducted in accordance under Robert's rules with the following stipulations;

**Agenda for open Meetings Wildridge Association.**

Board Meetings should open as usual with at least four Board members present. (Meeting will be held in Day Lodge but in pool room.)

All members wishing to attend will be welcome. (Members attending must remain orderly and quiet.)

Secretary's report from previous meeting should be read.

Treasurer's report should be given and posted later for review

Manager's report should be given at this time with exception of any lot returns or personal or financial business of our members.

At this time members that have previously registered according to purposed rules may address the Board.

(Rules for registered members;)

Members wishing to address the Board will submit in writing a request along with details of the subject they wish to discuss.

Request should be submitted to the President or the office 30 days prior to posted meeting. Each member will be allowed 3 minutes to present their problems, as stated in their request, to the Board and discussion will follow.

At any time the President deems necessary or control is lost he may call the meeting and it will resume in the Board Room with only board members present.

After all registered members are heard, the meeting will resume as set forth by the President's agenda.

An executive session, if needed should follow the agenda.

**Executive Session:**

At the end of the agenda, and if needed, Board Members will retire to the Board Room to discuss personal, financial requests and or problems of individual members. (Such as small claims court, lot returns, or dues payment plans.)

Also any personnel problems can be discussed at this time.

Rules or conditions may be changed as necessary.

**Board Of Directors Meeting  
Wildridge Association  
September 14, 2002**

The meeting was called to order by President John Mitchell at 9:00 a.m.

Members Present: Don Foster, Gary Mills, John Mitchell, Bill Pray, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich

Manager James Portillo: Present.

Curt Tyler read A Review of Wildridge Physical Services prepared by Tom Cummins, Lots 23 & 24, as it pertains to our electric and sewer system. It presented alternatives to replace our current electrical system, which is over 20 years old. If a private contractor replaces our current system with our current 30 amp capability, it is estimated to cost approximately \$700,000 which is an assessment of \$1,000 per lot. If our current system is replaced by REMC with 100 amp service, the estimated cost per lot would be about \$700 after the \$250 electrical rebate. If every lot goes to their own power supplied by REMC, Wildridge will no longer need to do any electrical repairs; however, the lot owner will be responsible for a monthly electrical charge for their usage. The write-up also requested that sewer repairs continue in an orderly manner. The report also compared camping at Newton Stewart campground versus the dues currently charged at Wildridge. The cost at Newton Stewart is \$30 per day while the Wildridge dues charge equates to \$5.41 per day.

Curt also stated that other issues had been brought to his attention since being elected; such as Rick Rauffeisen, golf cart rules and extra security. He said that the Board would meet with Rick during the Executive Session to address his issue. Curt said that the park currently pays approximately \$55,000 annually for electricity. If everyone obtains their own electric, the park can afford extra security and another maintenance person.

Lot #619—Asked if REMC would lower the hook-up cost from the current \$592. He also stated that the lease, which states the park will furnish utilities, needs to be changed. It seems to him that as a group we should be able to change the lease and get out of the electric business.

Lot #460—Residents can obtain electric service from REMC for \$140 if it is outside Wildridge. Why is Wildridge so high? Curt said he checked with electrical company (E&K) who gave him a ballpark price for 250 poles at \$3,000 per pole.

Lot #417—Does REMC bring it to meter only or to the camper. Curt said REMCE will not bring the power to camper. That is the lot owner's responsibility.

Lot #268—He has his own power and the highest charge has been \$50. Normally his electric runs \$20 per month. People will not regret getting their own power.

Lot #417—Will it change our status as a Class A campground? The Board does not know the answer to that question.

Lot #435—Stated that replacing the electricity is a huge job for an independent electric company. If a line breaks in a storm, it will be very expensive to repair if the park maintains the electric system as it is now. We should go with REMC.

Lot #202—Has had electricity put in at her lot. It was very difficult to install the pole because of the close proximity of the campers which is probably one reason why the cost is higher. Members' getting their own electric is the solution. If we go with REMC, they repair whatever and whenever we need repair. Repairing electricity is also a safety issue.

Lot #468—Why is the cost of installation so high? Ruth Helmerich stated that because Wildridge is a weekend seasonal customer, the lots do not use as much power as the residences outside the park. Therefore, it takes REMC longer to recoup their installation and repair expenses.

#576—Suggested a delegation of business people from the park speak with REMC to discuss this issue and determine if the cost can be lowered.

Ruth Ann Retneller asked if REMC had committed to install electric at every lot for \$592 each. How are we guaranteed that this will be the cost? Will Wildridge negotiate or each person? Curt thinks REMC will let us handle the paperwork as we do now but members will have to handle with REMC. Ruth Ann stated that because currently it is a slow flow, REMC can handle the loss. If a large number of lots want REMC electric, can they handle the loss? She would like to see a commitment from REMC as to cost. Curt said that is something we will have to check.

Ruth Ann also stated that she filed papers to take 28 members to small claims. This is a larger number than usual. She is concerned that people cannot afford to install their own power and would rather encourage members than dictate. Also our Restrictive Covenants state that Wildridge will provide electric to the pole and all members will be assessed equally. If Wildridge manages the funds as members pay to obtain their power and wait for installation, Wildridge could be taxed 30% if an offsetting expense is not incurred in the same year.

Curt Tyler stated that if people cannot afford to be in the park, they should not be here. He also stated that in answer to Ruth Ann's question about how the electric conversion will happen, he suggests cutting the park into three sections with the worst section done first. He feels we need to get this done in the next year and perhaps if members can't afford it, Wildridge pays the \$592 to get a pole set and furnish 20 amps to the member.

President John Mitchell welcomed everyone to the meeting and stated that the Board would listen to the members' comments after the Old Business in our agenda. If a member wishes to address the Board, please sign the circulating clipboard sheet.

Secretary's Report: The minutes of the August 3, 2002 Board Meeting were read by Ruth Helmerich. A motion was made by Bill Pray and seconded by Don Foster to approve the minutes. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated that at the last meeting, Forrest Timberlake had questioned why the previous year comparison was no longer shown on the financials. Ruth Ann reported that the comparison is now shown on the financials. She also noted that \$346.11 is listed in uncategorized expenses and believes most will hit business expenses, such as copies, phone card, etc. The next small claims date will be in October

and she has 28 members which is a larger number than usual. Several are members who do this every year, but most need payment plans. She has not been able to get a monthly small claims date because the court has so many cases which indicates to her that times are hard. Ruth Ann also spoke to our insurance agent concerning the manager and board members being bonded. She obtained a quote of \$774 premium for an employee dishonesty policy but is not sure if this policy would have coverage if an employee was mugged. She said we could make the coverage effective in January because between now and the end of the year, we do not handle large receipts. Ruth Ann will find out what is covered and report back. This item can then be put into the 2003 budget. Gary Mills made a motion to accept the Treasurer's Report. The motion was seconded by Curt Tyler and carried unanimously.

**Manager's Report:** James Portillo reported that five water leaks were repaired, 4 sewer drops installed, 3-30 amp breakers replaced, 3-100 amp breakers installed, and 2-200 amp breakers were installed. Twenty invoices sent for tall mowing and three shuffleboard scoreboard were installed. Ten members have had electricity hooked-up since August 1 and 17 members have pending electrical waivers. Jay-Kem is in the process of winterizing the pool. A part-time maintenance employee has been hired and James has revised job descriptions and sent memos on time off policy, timesheet reporting and procedures if injured on the job. The temporary agency coverage for the pool went fairly well but he hopes not to have to use them next year. There were 10 lot transfers this month and several handouts are given to new lot owners at the time of closing. Currently there are 65 lots listed for sale.

John Mitchell stated that the park is making progress with James as the manager and thanked the Social Committee for purchasing the shuffleboard scoreboards.

#### Old Business:

John Mitchell stated that a motion was needed as the discussion on the carports had been tabled at the previous meeting. Ruth Ann made a motion to discuss the topic and Bill Pray seconded the motion. Ruth Helmerich asked how many of the carport owners had obtained building permits. Curt Tyler responded that one person had a building permit. Ruth Helmerich stated that she felt the remaining ones were not legal if they didn't have a building permit. The building code clearly states, "no garage or carport type structures will be allowed". Ruth Ann said she had spoken with the person who assisted in writing the current building code. She said the Board did not want to make this a place covered with "stuff". She also spoke about the definition of a carport because a roof over a camper could be a carport but the building is constructed to fit the area. She also thought about the regulations on tents, which can be put up for two weeks. Since the carports are a temporary structure, perhaps they could be put up and taken down every year but would have to ensure the tent carports are fire retardant and the metal carports would have to be anchored securely so that they did not become flying missiles. Bill Pray stated that he had approval for his carport and would not take it down. He doesn't really need to have a portable carport because he has room to build, but he is doing it for the people because they elected him. Curt Tyler made a motion that we follow the rules we have in place. Ruth Helmerich seconded the motion. The motion carried with Bill Pray and Gary Mills declining. Ruth Ann proposed another motion that would allow the carports to be treated the same as the tent rule. Members would need to present proof to the manager that the canvass carports are fire retardant and the metal carports are well-anchored and could obtain approval to have the carports put up in the spring and removed in the winter. The motion died.

John Mitchell said the Board had also tabled the shelter house improvements by the Social Committee and we need a motion to discuss it. Bill Pray made a motion to take it off the table and Ruth Helmerich seconded it. John Mitchell distributed a sketch of the planned work around the shelter house and said he thought it was a good plan. The Social Committee wants to level 12 foot of dirt on the pool side of the shelter house. On the street side, they propose to take the dirt from the pool side to this side and level approximately 8 feet out using railroad ties approximately three feet tall with a fence and benches to contain the fill dirt. They will also install drainage pipes on either side of the shelter house. Curt Tyler says it looked good and James said that as long as there are no safety issues, the plan looks good. Ruth Ann gratefully made a motion to accept the Social Committee's willingness to do this. Bill Pray seconded the motion and it carried unanimously. John Mitchell stated that the Social Committee plans to move the dirt from the pool side to the street side this fall. This will allow the dirt to settle over the winter and they will complete the project in the spring. John also thanked the Social Committee for everything they do and repeated that he thinks this will be a nice project.

John Mitchell stated he had received estimates from three contractors for replacing the roof on the Day Lodge and four estimates on the concrete work needed between the pool apron and the patio. The bids were discussed and Curt Tyler recommended that T. Adams be awarded the roof job, as he will get the work done. E. Snelling is slower. Ruth Ann Retneller stated that Eli has always done good work for the park. Ruth Ann made a motion to have T. Adams replace the roof on the Day Lodge. Ruth Helmerich seconded the motion and it carried unanimously. John said on the concrete work Eli seemed to understand what we need done and Ruth Ann stated that he had poured the concrete at her lot and had done a good job. Curt Tyler said that Dave Merkel knows how to do the concrete work and made a motion to have Dave Merkel perform the concrete work. Ruth Ann Reteneller seconded the motion. Ruth Ann Retneller, Ruth Helmerich, and Curt Tyler voted for Dave Merkel. Don Foster, Bill Pray and Gary Mills voted no. John Mitchell broke the tie by voting for Dave Merkel.

The next order of old business was to establish a schedule for sewer digs. Ruth Ann wanted to address the safety aspect of the sewer repairs. Doug said maintenance can handle some of the sewer repairs but not all. We must ensure that we don't jeopardize the safety of our employees. Ruth Helmerich asked if the sewer repairs have been marked? Curt Tyler said they are marked and we will aggressively pursue repairing them. Gary Mills asked if the sewer repairs are the ground water leaks. John Mitchell said yes, they are the smaller repairs. Ruth Ann Reteneller made a motion to set up a schedule for the sewer repairs. Curt Tyler seconded the motion and it carried unanimously. Ruth Helmerich asked about the sewer repair at Lot #619 and when/or if it had been scheduled. John Mitchell stated that the obstruction has been narrowed to a 10 foot area, the pipe is on site and the scheduled tentative date is September 23 for Stefenagel, the contractor, to do this job. Gary Mills asked about shoring. Curt Tyler said this contractor will do the job right. James Portillo stated that our first priority should be safety and he will not send a person to do a job he wouldn't do because the liability is too high. Ruth Ann Reteneller asked James Portillo if he will ensure that shoring is used if necessary. James replied that he would and said that we need to make sure safety is not lessened to save money. Curt Tyler said this contractor will do the dig and guarantee the ditch is safe.

Ruth Ann Retneller stated that Thelma Wade is working on the park information handbook. She needs a good copy of our lease. If anyone has a good copy, please see

Ruth Ann or Thelma. Ruth Ann wants to budget the money for the printing and mailing of the new handbook to all members in our budget for 2003.

New Business:

Membership Forum:

John Mitchell stated that the Board would now listen to any member who had signed the clipboard. Please state your name and lot number and limit your comments to three minutes.

Lot #435—We need to check on OSHA rules for employee safety. He also said that he had spoken with John Mitchell on August 7<sup>th</sup> regarding the building permit issue. At the Open Meeting, he had publicly asked about the building permit. He now wants to publicly apologize to John Mitchell because John is a man of integrity and tells the truth.

Lot #619—Stated that Bill Pray said he was elected by the people. All the Board members were elected by the people to direct Wildridge. He will respect and agree with the Board's decisions and change things with his vote. Regarding the dig by his lot, the floodwall may have to be taken down. When the floodwall is replaced, do it right so he doesn't get washed away. Fix the ditch.

Lot #642—The handbook for new members is ready for review and approval by the Board at the next meeting. She is on her own power and when each section is replaced, will everyone have to pay? She puts a carport over her boat in the winter and anchors it to the tree and takes it down each spring.

Answer: John Mitchell said we will look at putting the carport up for the winter and down in spring. Bill Pray stated that members should have input on the carport issue. John Mitchell stated that perhaps we could send a survey. Ruth Ann Retneller said she can put the carport issue on the web. She has posted the minutes each month as they are approved. The user name is: lotowner and the password is: minutes.

Lot #259—Does not like the golf cart age rule. Her child is covered on the insurance policy for the golf cart. We should change the rule if the member has proof the child has insurance coverage on the golf cart and the child takes a test. If the child violates a rule, they should park the golf cart for the season. The attorney changed things—the rule was 12 years of age before. This issue needs to be settled.

Answer: We need two guards and would like one guard on a golf cart. John Mitchell said he has seen 8, 10, and 11 year olds driving who are much too small to drive.

Lot #6—The carports are not as bad as the lots in disarray. He was given approval two years ago for his carport.

Lot #76—Knows a member who does roof work. Concrete work as well as electrical could be done by the Board. Some lots have carports built on to their buildings so he doesn't understand why he can't have a carport.

Answer: Curt Tyler said the Board is already donating their time, but anyone who wants to donate their time, let us know. John Mitchell said we voted on the carports.

Lot #450—Thanked James Portillo for coming to the last Social Committee meeting. The Social Committee would like to develop better communication with the Board. Would like to have some of the Board members oversee the construction at the shelter house.

Answer: The Building Committee will oversee the shelter house construction and would like to help the Social Committee.

Lot #259—Regarding the golf cart issue, 12-15 year olds could have restrictions not to drive a golf cart after dark. We had a 12 year old driving rule before. On the carport issue, members are trying to protect their investments. If the lot owners have room, we should be able to use the space for carports.

#249—A Restrictive Covenant on the lease states no fish ponds, satellites, why no carports? She has her own electric. If members cannot afford the electrical hook-up, financial aid forms could be completed. She would volunteer to help complete the forms. On the golf cart issue, drunk adults are worse than kids driving.

Answer: John Mitchell said there are a lot of gray areas in the restrictive covenants. We appreciate your offer of help.

Lot #224—The lease was written twenty years ago, things have changed and the regulations need to be changed.

Answer: We are aware that changes need to be made.

Lot #308—The drinking water “stinks” recently. This should be checked into.

Answer: John Mitchell said one other member had told him this but he hasn’t noticed it. Curt Tyler said we can have the water tested.

Lot #274—Has two lots. Do he have to install two electric meters?

Answer: No. Only one lot.

Lot #450—Can we get a written proposal from REMC about the cost of the pole installation remaining the same?

Answer: Dot Tyler said Dave Ruhe of REMC said he can visit with the members and answer questions.

Lot #468—One member wants to put a roof over his camper and can’t get a building permit. What is the \$592 for the pole and meter paying for when people outside the park don’t have to pay that much?

Answer: John Mitchell will get the lot number concerning the building permit and check into it. The cost for the installation of the electric is high in the park because we are low power consumers because this is a weekend place.

John Mitchell stated that he would like to discuss the purchase of the leaf vacuum which had been previously tabled. Gary Mills made a motion to discuss the leaf vacuum and Ruth Ann seconded the motion. John Mitchell said that Gary Hammond had obtained a price for a 23 h.p. engine, trailer mounted leaf vacuum of approximately \$4,200. John Mitchell asked Ruth Ann if we could afford the vacuum. She said we have the money. Gary Mills made the motion to purchase leaf vacuum. Bill Pray seconded the motion and it carried unanimously.

Electric in park—Ruth Ann Reteneller made the motion not to make a decision on the park electric until we confer with our attorney at the next meeting. Don Foster seconded the motion and it carried unanimously.

John Mitchell said that we need an extra guard for weekends to enforce the ULV rules. Lot #3 has pictures of traffic congestion at the gate while the guard is making rounds.

It was mentioned that one lessee with two lots had only received one electrical reimbursement. Ruth Ann Reteneller made a motion to present the new meter invoice and he will get the \$250 reimbursement. Bill Pray seconded the motion and it carried unanimously.

John Mitchell mentioned that the current building permits are good for six months. Gary Mills stated we should re-issue the building permits for another six months if necessary. In the future, there will be three signers instead of two on the building permits; one of the signatures can be the manager's.

Dean Roberson asked the Board about the election ballots which he is holding. Ruth Ann Reteneller made a motion to destroy the ballots. Curt Tyler seconded the motion and it carried unanimously.

The next Board Meeting will be on October 12, 2002 at 9:00 a.m.

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

Respectfully submitted,

Ruth Helmerich  
Secretary

WILDRIDGE BOARD OF DIRECTORS MEETING  
OCT. 12, 2002

1. CALL TO ORDER 9:00 AM
2. SECRETARY'S REPORT OF BOARD MEETING OF SEPT. 14, 2002
3. TREASURER'S REPORT
4. MANAGER'S REPORT
5. 9:45--BREAK FOR 15 MINUTES
6. 10:00--INTRODUCE JENNIFER, SHE WILL SPEAK ABOUT OUR BYLAWS AND LEASE, THEN ANSWER QUESTIONS SUBMITTED IN WRITING BY MEMBERS AND DIRECTORS.
7. OLD BUSINESS
  - A. REPORT ON DUBOIS R.E.C. MEETING WITH MR RHUE ✓
  - B. POST WITH LOT NUMBERS---CHARGE MEMBERS
  - C. ~~MEMBER REPORT ON BOARD MEETING~~
  - D. Budget Report (approved)
  - E.
- 8.. NEW BUSINESS
  - A. GOLF CART PARKING
  - B.
  - C.
  - D.
  - E.
7. NEXT BOARD MEETING NOV. 09, 2002
8. MOTION TO ADJOURN TO EXECUTIVE SESSION

October 12, 2002

**Manager's Report:**

**Maintenance:**

Day lodge roof replaced.

Sewer obstruction fixed on sewer line near lot#619.

3 water leaks repaired, 3 sewer drops installed.

(2) 30 Amp breakers replaced.

Leaf Vacuum purchased.

7 lot owners have had electricity hooked up since September 14, 2002. 22 lot owners have pending electrical waivers.

**Personnel:**

Gathering information for Material Safety Data Sheet binder for office, shop and gate.

Sent memorandum to staff on diversity policy.

Implemented new timesheet reporting/weekly timesheet.

Purchased safety equipment for employees.

Developing personnel evaluations, guidelines for employee handbook, and job descriptions, developing employee safety manual.

**Lease Closings:**

Processed 10 transfers of leases.

Currently there are 69 lots listed for sale.

**Board Of Directors Meeting  
Wildridge Association  
October 12, 2002**

The meeting was called to order by President John Mitchell at 9:05 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich

Members Absent: Don Foster, Bill Pray

Manager James Portillo: Present.

John Mitchell stated that he had received a request from some members to place the recent mailed ballot results regarding the removal of Curt Tyler from the Board on the agenda. He discussed this matter with our attorney, Jennifer Tucker, and was told that a director could not be removed by the means taken with the recent mailing. Therefore, he did not have it on the agenda for this meeting.

John also told the members attending the meeting there would be no questions from the floor at this meeting because our attorney, Jennifer Tucker, would be joining the meeting at 10:00 a.m. However, if the members had any questions for the attorney, they could write them on the paper John distributed and she will answer their questions in writing.

Secretary's Report: The minutes of the September 14, 2002 Board Meeting were read by Ruth Helmerich. A motion was made by Gary Mills and seconded by Curt Tyler to approve the minutes. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated that the uncategorized expenses on the previous month's P&L have been categorized. We currently have \$148,000 in our checking and \$192,000 in the money market account. Income is the same as last year and expenses this year versus last year are down slightly. The next small claims court date is October 25<sup>th</sup>. Several people have paid since last month's meeting. Ruth Ann reported that she had not sent statements this year as in the past but plans to send statements next year. Curt Tyler made a motion to accept the Treasurer's Report. The motion was seconded by Gary Mills and carried unanimously.

Manager's Report: James Portillo reported that the Day Lodge roof was replaced and the sewer obstruction near Lot #619 had been repaired. The sewer repair went relatively smooth, took approximately 6 1/2 hours and cost \$460 plus materials. Also, three water leaks were repaired, four sewer drops installed and two 30 amp breakers replaced. We purchased a leaf vacuum but its force blows the leaves out of the back of the truck. Something will have to be constructed for the back of the truck to retain the leaves. Seven lots have hooked up their own electricity since our last meeting and 22 lot owners have pending electrical waivers. James is gathering information for a material safety data sheet binder, which is required by OSHA. He also sent a memo to the staff on diversity policy and implemented new timesheet reporting. Safety equipment has been purchased for employees and James is developing personnel evaluations, guidelines for employee handbook, job descriptions and employee safety manual. Ten lots were transferred during the past month and currently there are 69 lots for sale.

Old Business:

Ruth Ann read the report she had made as a result of the Board's meeting with David Rhue of Dubois REC on September 29, 2002. He confirmed that the concern we have for our present system is valid. Wildridge is experiencing the following conditions, which indicate that our system is under stress:

- . We are replacing our breakers more frequently.
- . The boxes need to cool sometimes for longer than hour before the breakers can be reset.
- . The bus boxes are deteriorating.

Mr. Rhue had reported that Dubois REC would be glad to work with Wildridge in any way they can. They would be glad to phase in the electrical replacement in the park over a three year period. He said if Wildridge decided to put everyone on individual meters, Dubois REC would prefer to hire a contractor to set up the park which could be done in about 3-4 months. Mr. Rhue stated that REC would be willing to give Wildridge a letter of commitment for three years stating the cost of the hook-up would not exceed \$592. We also asked Mr. Rhue the following questions:

1. Is REC losing money or make a profit from the installation at the rate of \$592.  
Answer: REC is not making a large profit. They have to pay for the pole, the meter, the labor to install it, and labor at the plant getting the boxes ready.
2. Will REC inspect anything to make sure it is safe?  
Answer: REC does not inspect. However, they will work with Wildridge giving them drawings and standards.
3. Can Wildridge request a hook-up if the member fails to do it?  
Answer: Yes, but Wildridge will be billed for the lot's usage until the member assumes responsibility.
4. What part does REC service?  
Answer: REC maintains everything to the weatherhead. Wildridge maintains everything from the weatherhead to the lot including the meter base.
5. What will happen to the present system when the park is converted?  
Answer: When Wildridge gives the OK, the old meters will be pulled.

John Mitchell stated that some lots in Wildridge did not have their lot number posted. This is necessary for emergency vehicles, delivery of messages, etc. Ruth Ann Reteneller made a motion to put an article in the newsletter that the Board requires all lot numbers be posted by Labor Day weekend of 2003. If the lot numbers are not posted by that date, Wildridge will install a post with the lot number and charge the lot owner \$25 plus the cost of materials. Gary Mills seconded the motion and it carried unanimously.

Ruth Ann Reteneller gave a 2003 budget report. The board had met for an all day session and established a proposed 2003 budget. The dues for 2003 would remain the same as last year. It is the intent of the Board to use the excess 2002 revenue to offset the 2003 budget expenses. Ruth Ann also stated that during the budget meeting she had made an error regarding the state taxes. The amount should be \$2,000 and she had inadvertently inserted \$20,000 so we are in a better position than previously thought. Gary Mills made a motion to accept the budget as presented and Curt Tyler seconded the motion. It carried unanimously. Ruth Ann made the following motions concerning the budget and they all carried unanimously.

1. The Board is continuing the policy of adding \$10,000 to the road fund in January. Curt Tyler seconded the motion.
2. The Board requests that pool supply vendors only be the source for pool supplies. Ruth Helmerich seconded the motion.
3. The gate house will not be manned by the manager during the year 2003. This will be evaluated again when the budget for 2004 is established. Gary Mills seconded the motion.
4. The board is attempting to adjust wages in 2003 to meet the prevailing wage of the area within the constraints of the funds available without raising dues. Future raises will be based on merit evaluations. Curt Tyler seconded the motion.
5. The Wildridge Association will pay \$300 plus AD&D and life toward the cost of medical insurance for employees whose annual hours average 28 hours/week. John Mitchell seconded the motion.
6. Wildridge will again contract to have mowing done by an outside vendor. Quotes will be obtained from several vendors to see who can do the best job for Wildridge at the best cost to the members. Wildridge does not intend to make any profit from this service. Ruth Helmerich seconded the motion.
7. Wildridge will hire a second maintenance person for the 2003. The need for the position will be re-evaluated when 2004 budget is prepared. John Mitchell seconded the motion.

New Business:

Ruth Ann Reteneller introduced Jennifer Tucker, our attorney. Ms. Tucker stated that in order for Wildridge to have all members go on independent service with REC, we would have to obtain a unanimous agreement of the lot owners because this is addressed in the lease. An electrical waiver now being used is necessary without the unanimous agreement of the members.

Thelma Wade presented the member handbook she had prepared for the Board's review and approval.

John Mitchell stated that the Social Committee had submitted a drawing to re-stripe the parking lot next to the shower house. He said this would enable 10 golf cart parking spaces in lieu of one car parking space. John made a motion to re-stripe the parking lot for golf cart parking. Gary Mills seconded the motion and it carried unanimously.

The next Board Meeting will be on November 9, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Curt Tyler. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

**Board Of Directors Meeting  
Wildridge Association  
October 12, 2002**

**Amended: November 9, 2002**

The meeting was called to order by President John Mitchell at 9:05 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich

Members Absent: Don Foster, Bill Pray

Manager James Portillo: Present.

John Mitchell stated that he had received a request from some members to place the recent mailed ballot results regarding the removal of Curt Tyler from the Board on the agenda. He discussed this matter with our attorney, Jennifer Tucker, and was told that a director could not be removed by the means taken with the recent mailing. Therefore, he did not have it on the agenda for this meeting.

John also told the members attending the meeting there would be no questions from the floor at this meeting because our attorney, Jennifer Tucker, would be joining the meeting at 10:00 a.m. However, if the members had any questions for the attorney, they could write them on the paper John distributed and she will answer their questions in writing.

Secretary's Report: The minutes of the September 14, 2002 Board Meeting were read by Ruth Helmerich. A motion was made by Gary Mills and seconded by Curt Tyler to approve the minutes. The motion carried unanimously.

Treasurer's Report: Ruth Ann stated that the uncategorized expenses on the previous month's P&L have been categorized. We currently have \$148,000 in our checking and \$192,000 in the money market account. Income is the same as last year and expenses this year versus last year are down slightly. The next small claims court date is October 25<sup>th</sup>. Several people have paid since last month's meeting. Ruth Ann reported that she had not sent statements this year as in the past but plans to send statements next year. Curt Tyler made a motion to accept the Treasurer's Report. The motion was seconded by Gary Mills and carried unanimously.

Manager's Report: James Portillo reported that the Day Lodge roof was replaced and the sewer obstruction near Lot #619 had been repaired. The sewer repair went relatively smooth, took approximately 4 hours and cost \$460 which included materials and rock. Also, three water leaks were repaired, four sewer drops installed and two 30 amp breakers replaced. We purchased a leaf vacuum but its force blows the leaves out of the back of the truck. Something will have to be constructed for the back of the truck to retain the leaves. Seven lots have hooked up their own electricity since our last meeting and 22 lot owners have pending electrical waivers. James is gathering information for a material safety data sheet binder, which is required by OSHA. He also sent a memo to the staff on diversity policy and implemented new timesheet reporting. Safety equipment has been purchased for employees and James is developing personnel evaluations, guidelines for employee handbook, job descriptions and employee safety manual. Ten lots were transferred during the past month and currently there are 69 lots for sale.

Old Business:

Ruth Ann read the report she had made as a result of the Board's meeting with David Rhue of Dubois REC on September 29, 2002. He confirmed that the concern we have for our present system is valid. Wildridge is experiencing the following conditions, which indicate that our system is under stress:

- . We are replacing our breakers more frequently.
- . The boxes need to cool sometimes for longer than hour before the breakers can be reset.
- . The bus boxes are deteriorating.

Mr. Rhue had reported that Dubois REC would be glad to work with Wildridge in any way they can. They would be glad to phase in the electrical replacement in the park over a three year period. He said if Wildridge decided to put everyone on individual meters, Dubois REC would prefer to hire a contractor to set up the park which could be done in about 3-4 months. Mr. Rhue stated that REC would be willing to give Wildridge a letter of commitment for three years stating the cost of the hook-up would not exceed \$592. We also asked Mr. Rhue the following questions:

1. Is REC losing money or make a profit from the installation at the rate of \$592.  
Answer: REC is not making a large profit. They have to pay for the pole, the meter, the labor to install it, and labor at the plant getting the boxes ready.
2. Will REC inspect anything to make sure it is safe?  
Answer: REC does not inspect. However, they will work with Wildridge giving them drawings and standards.
3. Can Wildridge request a hook-up if the member fails to do it?  
Answer: Yes, but Wildridge will be billed for the lot's usage until the member assumes responsibility.
4. What part does REC service?  
Answer: REC maintains everything to the weatherhead. Wildridge maintains everything from the weatherhead to the lot including the meter base.
5. What will happen to the present system when the park is converted?  
Answer: When Wildridge gives the OK, the old meters will be pulled.

John Mitchell stated that some lots in Wildridge did not have their lot number posted. This is necessary for emergency vehicles, delivery of messages, etc. Ruth Ann Reteneller made a motion to put an article in the newsletter that the Board requires all lot numbers be posted by Labor Day weekend of 2003. If the lot numbers are not posted by that date, Wildridge will install a post with the lot number and charge the lot owner \$25 plus the cost of materials. Gary Mills seconded the motion and it carried unanimously.

Ruth Ann Reteneller gave a 2003 budget report. The board had met for an all day session and established a proposed 2003 budget. The dues for 2003 would remain the same as last year. It is the intent of the Board to use the excess 2002 revenue to offset the 2003 budget expenses. Ruth Ann also stated that during the budget meeting she had made an error regarding the state taxes. The amount should be \$2,000 and she had inadvertently inserted \$20,000 so we are in a better position than previously thought. Gary Mills made a motion to accept the budget as presented and Curt Tyler seconded the motion. It carried unanimously. Ruth Ann made the following motions concerning the budget and they all carried unanimously.

1. The Board is continuing the policy of adding \$10,000 to the road fund in January. Curt Tyler seconded the motion.
2. The Board requests that pool supply vendors only be the source for pool supplies. Ruth Helmerich seconded the motion.
3. The gate house will not be manned by the manager during the year 2003. This will be evaluated again when the budget for 2004 is established. Gary Mills seconded the motion.
4. The board is attempting to adjust wages in 2003 to meet the prevailing wage of the area within the constraints of the funds available without raising dues. Future raises will be based on merit evaluations. Curt Tyler seconded the motion.
5. The Wildridge Association will pay \$300 plus AD&D and life toward the cost of medical insurance for employees whose annual hours average 28 hours/week. John Mitchell seconded the motion.
6. Wildridge will again contract to have mowing done by an outside vendor. Quotes will be obtained from several vendors to see who can do the best job for Wildridge at the best cost to the members. Wildridge does not intend to make any profit from this service. Ruth Helmerich seconded the motion.
7. Wildridge will hire a second maintenance person for the 2003. The need for the position will be re-evaluated when 2004 budget is prepared. John Mitchell seconded the motion.

New Business:

Ruth Ann Reteneller introduced Jennifer Tucker, our attorney. Ms. Tucker stated that in order for Wildridge to have all members go on independent service with REC, we would have to obtain a unanimous agreement of the lot owners because this is addressed in the lease. An electrical waiver now being used is necessary without the unanimous agreement of the members.

Thelma Wade presented the member handbook she had prepared for the Board's review and approval.

John Mitchell stated that the Social Committee had submitted a drawing to re-stripe the parking lot next to the shower house. He said this would enable 10 golf cart parking spaces in lieu of one car parking space. John made a motion to re-stripe the parking lot for golf cart parking. Gary Mills seconded the motion and it carried unanimously.

The next Board Meeting will be on November 9, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Curt Tyler. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

The Wildridge Board of Directors met with David Rue from Dubois REC on September 29, 2002. At the request of the board, Tom Cummins and Dean Robertson also attended the meeting. The purpose of the meeting was to explore the benefits or problems that might be encountered all of Wildridge was metered for Dubois REC electricity. Dean presented a color-coded map to David which he had walked the park to compile. The map showed where present poles were located and what kinds of hook-ups had been connected to the poles.

Mr. Rue confirmed that the concern we have for our present electrical system is valid. Wildridge is experiencing the following conditions all of which indicate that our system is under stress.

- We are needing to replace breakers more frequently
- The boxes are needing to cool sometimes for longer than an hour before the breakers can be reset
- The bus boxes (?) are deteriorating
- ‘
- ‘

Mr. Rue said that Dubois REC would be more than glad to work with Wildridge in any way they can. When asked about a proposal to phase in the park over three years they will be glad to do that.

Mr. Rue said that if Wildridge makes the decision to put everyone on individual meters, they would prefer to hire a contractor to come in and completely set up the park ready for the meters. This could probably be done in about 3-4 months.

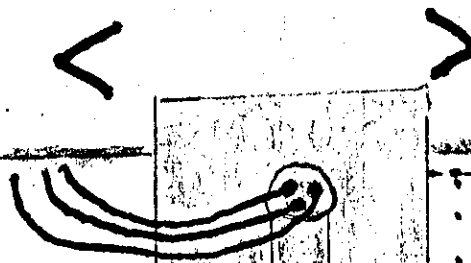
Once the poles and the rest of the infrastructure is set, Dubois REC would be willing to give Wildridge a letter of commitment for 3 years saying that the cost of hook-up will not exceed \$592.00

Dubois REC would not require that every lot in Wildridge receive a meter. For those members who own more than one lot, the service provided to one pole should be sufficient to handle all of their needs.

Mr. Rue was asked the following questions:

1. Is REC losing money or making a big profit from the installation at a rate of \$592?  
ANS. Dubois REC is not making a large profit. They have to pay for the pole, the meter, the labor to install it, and labor at the plant getting the boxes ready. They do not anticipate losing money when you look at the long term return.
2. Will Dubois REC inspect anything to make sure it is safe?  
ANS Dubois REC does not inspect. However they will work with someone at Wildridge giving them drawings and standards. It will be necessary for Wildridge Association to have someone inspect.

3. Can Wildridge request a hook-up if the member fails to do it?  
ANS. Yes, but Wildridge will be billed for the lot's usage until the member assumes responsibility.
4. What part does REC service?  
ANS. Dubois REC maintains everything to the weatherhead. This includes trimming. WR maintains everything from the weatherhead to the lot including the meter base. (See drawing.)
5. What will happen to the present system when the park is converted?  
ANS. When Wildridge gives the OK, all old unneeded meters will be pulled.



< > POLE + WIRE  
DUBOIS REC INC

PARK WEATHER HEAD  
METER BASE  
RISER



100 AMP  
220/240 VAC  
BREAKER

LOT OWNERS

1 1/4" GRAY PVC  
#2 COPPER WIRE  
ALL GOES TO USERS  
LOT UNDERGROUND

*Handwritten scribbles and notes at the bottom left of the diagram.*



**Board Of Directors Meeting  
Wildridge Association  
November 9, 2002**

**Amended: February 1, 2003**

The meeting was called to order by President John Mitchell at 9:05 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Don Foster, Bill Pray

Manager James Portillo: Present.

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the October 12, 2002 Board Meeting were read by Ruth Helmerich. Curt Tyler had one correction. In the second sentence of the fifth paragraph headed Manager's Report, the sentence should read, "The sewer repair went relatively smooth, took approximately 4 hours and cost \$460 which included materials and rock." A motion was made by Don Foster and seconded by Curt Tyler to accept the minutes as corrected. The motion carried unanimously.

Ruth Ann questioned the REC report in the minutes because she thought it should state Mr. Ruhe had been asked about the members who own two lots. Ruth Helmerich found the REC report prepared by Ruth Ann and that question was not listed. Ruth Ann wanted to ensure that the following was reflected in the minutes. During the meeting with Mr. Ruhe, the question was asked if members who own two lots needed to obtain two meters. Mr. Ruhe stated that only one electrical meter was necessary.

Treasurer's Report: Ruth Ann reported \$611.83 in the current financials was uncategorized and will probably hit office supplies. We currently have \$195,000 in the money market account and \$105,000 at Old National. She stated that the small claims date of October 25 had been postponed until November 8<sup>th</sup> when she had presented 29 claims. 11 claims were dismissed and there were 3 default judgments. One claim is on a member we have previously sued twice. He had medical problems so Ruth Ann chose not to sue him earlier. However, there is two years of dues and \$1,200 taxes due. She will make a motion in executive session to foreclose. The next small claims date is December 20. Ruth Helmerich made a motion to accept the Treasurer's Report. The motion was seconded by Bill Pray and carried unanimously.

Ruth Ann asked if the Board wanted to pursue obtaining bond insurance. After discussion, Ruth Ann Reteneller made the motion to purchase bond insurance, Bill Pray seconded, and the motion carried unanimously.

The purchase of a fax machine and office furniture for the manager's office was discussed. John Mitchell made a motion to purchase a multi-function fax machine. Gary Mills seconded the motion and it carried unanimously. Ruth Ann stated that she had located a desk, hutch, 3 chairs and a lateral file cabinet for under \$600. John Mitchell made a motion to purchase the office furniture and Curt Tyler seconded the motion. It carried unanimously.

Ruth Ann stated that the sewer and water company invoice has a very short turn-around time for payment. In the past, it was sometimes difficult to have two signatures on a check in order to have the invoice paid on time. She made a motion to begin paying the water and sewer invoice by a bank draft effective January, 2003. Gary Mills seconded the motion and it carried unanimously.

Manager's Report: James Portillo reported the water has been shut off and the electricity will be turned off December 2, 2002. The concrete work has been finished adjacent to the Day Lodge, repaired one water leak, rebuilt one electrical box, replaced three 30 amp breakers. The leaf vacuum is working well and James received a quote for fire hydrant installation (\$2,786.50) to be installed across the street from the guardhouse. Six lots have had electricity hooked up since the October meeting and 28 lot owners have pending electrical waivers. James also purchased tools for maintenance. He has been gathering information for a material safety binder, memo developed for gate staff regarding nightly cleaning and has been developing personnel evaluations, guidelines for employee handbook, job descriptions and employee safety manual. Nine lot transfers have been closed since the October meeting. Currently there are 67 lots listed for sale.

James also reported the decision had been made to turn off the water two days early because the weather forecast had been for a low of 25 degrees for two nights. When the water was turned off, a water leak at the Day Lodge was discovered. Ruth Ann stated that the Board appreciated Ricky coming in at night with James to assess the water problem and Reggie coming in on Saturday to do the repair.

Ruth Ann Reteneller made a motion to have the board secretary inform the three local fire departments that the pool is considered a source of water for fires if proper fire equipment is brought to use it. Also, Wildridge is considering installing a fire hydrant and have policies in place for emergency vehicles immediate entry with the gate held open.

#### Old Business:

John Mitchell stated that the Board needed to make a decision regarding Dubois REC installing the electrical infrastructure in the park. Discussion was held concerning whether REC will be willing to set all the poles without a guarantee of 100% member participation as Wildridge cannot force any member to obtain their own power until if/when the lease is changed. The Board would like a written confirmation from Dubois REC that there will be no cost to Wildridge for installing the infrastructure, and the \$592 hook-up fee will be guaranteed for three years even if Wildridge does not have 100% participation. Curt Tyler will obtain a commitment letter from Dubois REC and the Board will make a decision at the December meeting.

Curt Tyler read the current building code rule regarding carports and garages. He stated that the Board had made a motion in a previous meeting to enforce the rule and the decision must be made how best to do this. After discussion, Ruth Ann made a motion that James should prepare a letter for all members who currently have free-standing carports informing them of the current building code regulation stating carports are not permitted. John Mitchell seconded the motion. The motion carried with Bill Pray abstaining.

Ruth Ann Reteneller stated that she had received the answers posed to our attorney, Jennifer Tucker, at the last board meeting. Ruth Ann read the questions and answers received and asked the secretary of the board to mail the answers to the members who had asked the questions and include a copy of all questions and answers from the attorney.

Ruth Ann also presented a draft copy of the By-Laws the attorney had prepared for the Board's review and input for the December Board Meeting. Ruth Ann made a motion that the By-Laws not be reproduced as it is in draft form. However, she urged the Board members to obtain input from any lot owner who wanted to review the draft. Bill Pray seconded the motion and it carried unanimously. It was decided that a telephone conference would be held on Tuesday, November 12, 2002 at 7:00 p.m. for all Board Members to point out any major discrepancy, typo, etc. and to offer suggestions.

Ruth Ann stated that the newsletter had been mailed on Monday, November 4<sup>th</sup>. The plan is to have a newsletter mailing on the first Monday of the month following the close of each quarter.

#### Members' Questions:

Lot #645—When will the next newsletter be mailed and how do you submit something for it?

Answer: The next newsletter is scheduled for January 31 and articles can be given to Ruth Ann.

Lot #645—The Board mentioned a second maintenance person for 2003. Will that make three maintenance men? If we have outside mowing, do we need three?

Answer: No, we have two maintenance men and the Board made the reference to the second maintenance man for 2003 because it was allocated in the budget.

Lot #642—What are the hours for the manager? Is he part-time? Does he receive full-time pay?

Answer: The manager is a full-time employee and the hours posted are guidelines. He sometimes leaves the office on association business. He has a sign out sheet and tells the gate when he is gone. James stated that beginning November 11<sup>th</sup>, he will work Monday-Friday until camping season starts.

Lot #249—Curt needs to read all the rules. She is tired of the carport and ULMV issues. The current By-Laws are not recorded and our rules also state no satellites. Thinks we need to compromise.

Answer: The Board agrees that the rules need to be changed. We are asking for volunteers to form committees to accomplish the things, which need to be addressed. We are aware the current By-Laws are not recorded and will record them. However, our attorney has advised us that the By-Laws are legal even if they have not been recorded. The satellites are addressed in the building code and are allowed.

Lot #649—The Board mentioned moving the office to the game room. Will we continue to have games?

Answer: Yes. The games will be moved to the current office location.

#### New Business:

John Mitchell stated we need committees to check the electrical hook-ups to park power after members obtain their own power, assess the needs of our infrastructure (sewer, ditches, roads, etc.), lay-out lot lines, process building permits, etc., etc. Please tell James if any member would like to be on a committee. John also stated that we have shoulders of the road eroding which need to be addressed.

Curt Tyler stated he would like the Board to discuss whether we need a time clock for our employees. After discussion, Curt asked the time clock discussion be tabled until the executive session. Gary Mills seconded the tabling.

John Mitchell said he had been approached by owner of Lot #383 who said a Board Member told them, Wildridge would install a larger culvert under their driveway. John explained that Wildridge had placed a larger pipe under the street at the corner of Lot #383. John said that when we placed the larger culvert at the corner, this created water to back up onto Lot #383's yard. He feels that Wildridge has created this problem and should do something to correct it. John Mitchell made a motion for Wildridge to install the larger culvert under the drive of Lot #383 and the lot owner would be responsible for repairing the black top. Bill Pray asked how much this would cost. Curt Tyler didn't have a figure but thought our maintenance men could do the work. John Mitchell made the motion that we will ask Ricky if he can do this job. If Wildridge employees can do it, we will split the cost with the lot owner. Wildridge will dig out the pipe and the owner will buy the pipe. If this job has to be contracted outside, we will obtain a quote and bring it back to the Board. Curt Tyler seconded the motion and it carried unanimously.

Bill Pray said he had information on golf carts, which he shared with the Board. We need to obtain prices for two-passenger gas golf carts with headlights, taillights, roof, and windshield. We will price an enclosure separately. Curt Tyler said he would check prices and said if anyone on the Board has a source to check their prices also.

The leak in the pool has appeared to stop since we have lowered the water level for the winter. JayChem believes the skimmer boxes are cracked since the leakage has stopped. Before the pool is opened for the 2003 season, we need to repair the skimmer boxes and seal around the lights. James will obtain quotes for this repair.

John Mitchell stated that the four wheeler rule needs to be enforced. Our current rule allows only four wheelers that are 50cc or less to be driven in the park. Ruth Ann said she would place a note in the next newsletter reminding members about the four wheeler rule. The Board felt placing a sign at the gatehouse for the coming camping season stating no four wheelers would remind members not to drive them in the park. Don Foster said he would paint the sign.

Bill Pray told the Board he could purchase an aqua vacuum for the pool for less than \$1,000.

Ruth Ann said Thelma Wade had suggested to the Board that it might be a good idea for the Board to have a retreat seminar for present and past Board Members. Ruth Ann also thought it was a good idea and asked the Board to think about the suggestion.

The next Board Meeting will be on December 14, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Bill Pray. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

WILDRIDGE BOARD OF DIRECTORS MEETING

NOV. 09, 2002

Newsletters  
Dec 31  
Jan 31  
Apr 30  
July 31

- ✓ 1. CALL TO ORDER 9:00 AM
- ✓ 2. SECRETARY'S REPORT OF BOARD MEETING OCT. 12, 2002
- ✓ 3. TREASURER'S REPORT & Foreclosure report.
- ✓ 4. MANAGER'S REPORT-
- ✓ 7. OLD BUSINESS:

- ✓ - A. **DECISION RE: Dubois REF.** install meter sockets.
- ✓ - B. Existing carports, - send letter to lot owners.
- C. garages? on lot all and interest.
- D. Building for #1!
- E. \* cite bylaws - jurisdiction in violation, need to comply.

Bylaws Meeting

draft & email

email

Bill - P Panda 360 @ AOL.com

8. NEW BUSINESS:

- A. Committee to check existing Electric Hookup to Park power
- B. **DO WE NEED A TIME CLOCK FOR EMPLOYEES**
- C. Ditch by Adams lot # 383 fix a larger culvert
- D. Golf carts, -  
\* no cart cart

7. NEXT BOARD MEETING DEC. 14, 2003

8. MOTION TO ADJOURN TO EXECUTIVE SESSION \* ASK Rick if he can do it?

New BUSINESS  
\* Pool - 200 to do skimmer  
boy make

\* COBWEBS IN Wildridge - then get a quote for work.

Thurs. pm NOV 14th 7pm. Teleconference.

- Bylaws -

110 4 wheels  
↑ 50.ccs

JAN Newsletters

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

**Board Of Directors Meeting  
Wildridge Association  
November 9, 2002**

The meeting was called to order by President John Mitchell at 9:05 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Don Foster, Bill Pray

Manager James Portillo: Present.

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the October 12, 2002 Board Meeting were read by Ruth Helmerich. Curt Tyler had one correction. In the second sentence of the fifth paragraph headed Manager's Report, the sentence should read, "The sewer repair went relatively smooth, took approximately 4 hours and cost \$460 which included materials and rock." A motion was made by Don Foster and seconded by Curt Tyler to accept the minutes as corrected. The motion carried unanimously.

Ruth Ann questioned the REC report in the minutes because she thought it should state Mr. Ruhe had been asked about the members who own two lots. Ruth Helmerich found the REC report prepared by Ruth Ann and that question was not listed. Ruth Ann wanted to ensure that the following was reflected in the minutes. During the meeting with Mr. Ruhe, the question was asked if members who own two lots needed to obtain two meters. Mr. Ruhe stated that only one electrical meter was necessary.

Treasurer's Report: Ruth Ann reported \$611.83 in the current financials was uncategorized and will probably hit office supplies. We currently have \$195,000 in the money market account and \$105,000 at Old National. She stated that the small claims date of October 25 had been postponed until November 8<sup>th</sup> when she had presented 29 claims. 11 claims were dismissed and there were 3 default judgments. One claim is on a member we have previously sued twice. He had medical problems so Ruth Ann chose not to sue him earlier. However, there is two years of dues and \$1,200 taxes due. She will make a motion in executive session to foreclose. The next small claims date is December 20. Ruth Helmerich made a motion to accept the Treasurer's Report. The motion was seconded by Bill Pray and carried unanimously.

Ruth Ann asked if the Board wanted to pursue obtaining bond insurance. After discussion, Ruth Ann Reteneller made the motion to purchase bond insurance, Bill Pray seconded, and the motion carried unanimously.

The purchase of a fax machine and office furniture for the manager's office was discussed. John Mitchell made a motion to purchase a multi-function fax machine. Gary Mills seconded the motion and it carried unanimously. Ruth Ann stated that she had located a desk, hutch, 3 chairs and a lateral file cabinet for under \$600. John Mitchell made a motion to purchase the office furniture and Curt Tyler seconded the motion. It carried unanimously.

Ruth Ann stated that the sewer and water company invoice has a very short turn-around time for payment. In the past, it was sometimes difficult to have two signatures on a check in order to

have the invoice paid on time. She made a motion to begin paying the water and sewer invoice by a bank draft effective January, 2003. Gary Mills seconded the motion and it carried unanimously.

Manager's Report: James Portillo reported the water has been shut off and the electricity will be turned off December 2, 2002. The concrete work has been finished adjacent to the Day Lodge, repaired one water leak, rebuilt one electrical box, replaced three 30 amp breakers. The leaf vacuum is working well and James received a quote for fire hydrant installation (\$2,786.50) to be installed across the street from the guardhouse. Six lots have had electricity hooked up since the October meeting and 28 lot owners have pending electrical waivers. James also purchased tools for maintenance. He has been gathering information for a material safety binder, memo developed for gate staff regarding nightly cleaning and has been developing personnel evaluations, guidelines for employee handbook, job descriptions and employee safety manual. Nine lot transfers have been closed since the October meeting. Currently there are 67 lots listed for sale.

James also reported the decision had been made to turn off the water two days early because the weather forecast had been for a low of 25 degrees for two nights. When the water was turned off, a water leak at the Day Lodge was discovered. Ruth Ann stated that the Board appreciated Ricky coming in at night with James to assess the water problem and Reggie coming in on Saturday to do the repair.

Ruth Ann Reteneller made a motion to have the board secretary inform the three local fire departments that the pool is considered a source of water for fires if proper fire equipment is brought to use it. Also, Wildridge is considering installing a fire hydrant and have policies in place for emergency vehicles immediate entry with the gate held open.

#### Old Business:

John Mitchell stated that the Board needed to make a decision regarding Dubois REC installing the electrical infrastructure in the park. Discussion was held concerning whether REC will be willing to set all the poles without a guarantee of 100% member participation as Wildridge cannot force any member to obtain their own power until if/when the lease is changed. The Board would like a written confirmation from Dubois REC that there will be no cost to Wildridge for installing the infrastructure, and the \$592 hook-up fee will be guaranteed for three years even if Wildridge does not have 100% participation. Curt Tyler will obtain a commitment letter from Dubois REC and the Board will make a decision at the December meeting.

Curt Tyler read the current building code rule regarding carports and garages. He stated that the Board had made a motion in a previous meeting to enforce the rule and the decision must be made how best to do this. After discussion, Ruth Ann made a motion that James should prepare a letter for all members who currently have free-standing carports informing them of the current building code regulation stating carports are not permitted. John Mitchell seconded the motion. The motion carried with Bill Pray abstaining.

Ruth Ann Reteneller stated that she had received the answers posed to our attorney, Jennifer Tucker, at the last board meeting. Ruth Ann asked the secretary of the board to mail the answers to the members who had asked the questions and include a copy of all questions and answers from the attorney.

Ruth Ann also presented a draft copy of the By-Laws the attorney had prepared for the Board's review and input for the December Board Meeting. Ruth Ann made a motion that the By-Laws

not be reproduced as it is in draft form. However, she urged the Board members to obtain input from any lot owner who wanted to review the draft. Bill Pray seconded the motion and it carried unanimously. It was decided that a telephone conference would be held on Tuesday, November 12, 2002 at 7:00 p.m. for all Board Members to point out any major discrepancy, typo, etc. and to offer suggestions.

Ruth Ann stated that the newsletter had been mailed on Monday, November 4<sup>th</sup>. The plan is to have a newsletter mailing on the Monday following the close of each quarter.

#### Members' Questions:

Lot #645—When will the next newsletter be mailed and how do you submit something for it?

Answer: The next newsletter is scheduled for January 31 and articles can be given to Ruth Ann.

Lot #645—The Board mentioned a second maintenance person for 2003. Will that make three maintenance men? If we have outside mowing, do we need three?

Answer: No, we have two maintenance men and the Board made the reference to the second maintenance man for 2003 because it was allocated in the budget.

Lot #642—What are the hours for the manager? Is he part-time? Does he receive full-time pay?

Answer: The manager is a full-time employee and the hours posted are guidelines. He sometimes leaves the office on association business. He has a sign out sheet and tells the gate when he is gone. James stated that beginning November 11<sup>th</sup>, he will work Monday-Friday until camping season starts.

Lot #249—Curt needs to read all the rules. She is tired of the carport and ULMV issues. The current By-Laws are not recorded and our rules also state no satellites. Thinks we need to compromise.

Answer: The Board agrees that the rules need to be changed. We are asking for volunteers to form committees to accomplish the things, which need to be addressed. We are aware the current By-Laws are not recorded and will record them. However, our attorney has advised us that the By-Laws are legal even if they have not been recorded. The satellites are addressed in the building code and are allowed.

Lot #649—The Board mentioned moving the office to the game room. Will we continue to have games?

Answer: Yes. The games will be moved to the current office location.

#### New Business:

John Mitchell stated we need committees to check the electrical hook-ups to park power after members obtain their own power, assess the needs of our infrastructure (sewer, ditches, roads, etc.), lay-out lot lines, process building permits, etc., etc. Please tell James if any member would like to be on a committee. John also stated that we have shoulders of the road eroding which need to be addressed.

Curt Tyler stated he would like the Board to discuss whether we need a time clock for our employees. After discussion, Curt asked the time clock discussion be tabled until the executive session. Gary Mills seconded the tabling.

John Mitchell said he had been approached by owner of Lot #383 who said a Board Member told them, Wildridge would install a larger culvert under their driveway. John explained that Wildridge had placed a larger pipe under the street at the corner of Lot #383. John said that

when we placed the larger culvert at the corner, this created water to back up onto Lot #383's yard. He feels that Wildridge has created this problem and should do something to correct it. John Mitchell made a motion for Wildridge to install the larger culvert under the drive of Lot #383 and the lot owner would be responsible for repairing the black top. Bill Pray asked how much this would cost. Curt Tyler didn't have a figure but thought our maintenance men could do the work. John Mitchell made the motion that we will ask Ricky if he can do this job. If Wildridge employees can do it, we will split the cost with the lot owner. If this job has to be contracted outside, we will obtain a quote and bring it back to the Board. Curt Tyler seconded the motion and it carried unanimously. *we dig out pipe that you've purchased pipe*

Bill Pray said he had information on golf carts, which he shared with the Board. We need to obtain prices for two-passenger gas golf carts with headlights, taillights, roof, and windshield. We will price an enclosure separately. Curt Tyler said he would check prices and said if anyone on the Board has a source to check their prices also.

The leak in the pool has appeared to stop since we have lowered the water level for the winter. JayChem believes the skimmer boxes are cracked since the leakage has stopped. Before the pool is opened for the 2003 season, we need to repair the skimmer boxes and seal around the lights. James will obtain quotes for this repair.

John Mitchell stated that the four wheeler rule needs to be enforced. Our current rule allows only four wheelers that are 50cc or less to be driven in the park. Ruth Ann said she would place a note in the next newsletter reminding members about the four wheeler rule. The Board felt placing a sign at the gatehouse for the coming camping season stating no four wheelers would remind members not to drive them in the park. Don Foster said he would paint the sign.

Bill Pray told the Board he could purchase an aqua vacuum for the pool for less than \$1,000.

Ruth Ann said Thelma Wade had suggested to her that it might be a good idea for the Board to have a retreat seminar for present and past Board Members. Ruth Ann also thought it was a good idea and asked the Board to think about the suggestion.

The next Board Meeting will be on December 14, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Bill Pray. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary

	Dave Merkel	T. Adams	Don Hoffman	Ed Swelling
Day Lodge Roof	—	\$3,240. <sup>00</sup>	\$3,240. <sup>00</sup>	\$3,194. <sup>00</sup>
Concrete work next to pool area and patio	\$1,580. <sup>65</sup>	\$2,786. <sup>00</sup>	\$1,718. <sup>30</sup>	\$2,305. <sup>19</sup> / <sub>100</sub>
Shelter House Deck on north side of Shelter House	—	3,160. <sup>12</sup>	—	—

**Board Of Directors Meeting  
Wildridge Association  
November 9, 2002**

The meeting was called to order by President John Mitchell at 9:05 a.m.

Members Present: Gary Mills, John Mitchell, Ruth Ann Reteneller, Curt Tyler, Ruth Helmerich, Don Foster, Bill Pray

Manager James Portillo: Present.

John Mitchell told the members present that he would distribute paper in order that members could write their questions for the Board. There would be a place in the meeting after old business for the Board to answer the questions submitted.

Secretary's Report: The minutes of the October 12, 2002 Board Meeting were read by Ruth Helmerich. Curt Tyler had one correction. In the second sentence of the fifth paragraph headed Manager's Report, the sentence should read, "The sewer repair went relatively smooth, took approximately 4 hours and cost \$460 which included materials and rock." A motion was made by Don Foster and seconded by Curt Tyler to accept the minutes as corrected. The motion carried unanimously.

Ruth Ann questioned the REC report in the minutes because she thought it should state Mr. Ruhe had been asked about the members who own two lots. Ruth Helmerich found the REC report prepared by Ruth Ann and that question was not listed. Ruth Ann wanted to ensure that the following was reflected in the minutes. During the meeting with Mr. Ruhe, the question was asked if members who own two lots needed to obtain two meters. Mr. Ruhe stated that only one electrical meter was necessary.

Treasurer's Report: Ruth Ann reported \$611.83 in the current financials was uncategorized and will probably hit office supplies. We currently have \$195,000 in the money market account and \$105,000 at Old National. She stated that the small claims date of October 25 had been postponed until November 8<sup>th</sup> when she had presented 29 claims. 11 claims were dismissed and there were 3 default judgments. One claim is on a member we have previously sued twice. He had medical problems so Ruth Ann chose not to sue him earlier. However, there is two years of dues and \$1,200 taxes due. She will make a motion in executive session to foreclose. The next small claims date is December 20. Ruth Helmerich made a motion to accept the Treasurer's Report. The motion was seconded by Bill Pray and carried unanimously.

Ruth Ann asked if the Board wanted to pursue obtaining bond insurance. After discussion, Ruth Ann Reteneller made the motion to purchase bond insurance, Bill Pray seconded, and the motion carried unanimously.

The purchase of a fax machine and office furniture for the manager's office was discussed. John Mitchell made a motion to purchase a multi-function fax machine. Gary Mills seconded the motion and it carried unanimously. Ruth Ann stated that she had located a desk, hutch, 3 chairs and a lateral file cabinet for under \$600. John Mitchell made a motion to purchase the office furniture and Curt Tyler seconded the motion. It carried unanimously.

Ruth Ann stated that the sewer and water company invoice has a very short turn-around time for payment. In the past, it was sometimes difficult to have two signatures on a check in order to

have the invoice paid on time. She made a motion to begin paying the water and sewer invoice by a bank draft effective January, 2003. Gary Mills seconded the motion and it carried unanimously.

**Manager's Report:** James Portillo reported the water has been shut off and the electricity will be turned off December 2, 2002. The concrete work has been finished adjacent to the Day Lodge, repaired one water leak, rebuilt one electrical box, replaced three 30 amp breakers. The leaf vacuum is working well and James received a quote for fire hydrant installation (\$2,786.50) to be installed across the street from the guardhouse. Six lots have had electricity hooked up since the October meeting and 28 lot owners have pending electrical waivers. James also purchased tools for maintenance. He has been gathering information for a material safety binder, memo developed for gate staff regarding nightly cleaning and has been developing personnel evaluations, guidelines for employee handbook, job descriptions and employee safety manual. Nine lot transfers have been closed since the October meeting. Currently there are 67 lots listed for sale.

James also reported the decision had been made to turn off the water two days early because the weather forecast had been for a low of 25 degrees for two nights. When the water was turned off, a water leak at the Day Lodge was discovered. Ruth Ann stated that the Board appreciated Ricky coming in at night with James to assess the water problem and Reggie coming in on Saturday to do the repair.

Ruth Ann Reteneller made a motion to have the board secretary inform the three local fire departments that the pool is considered a source of water for fires if proper fire equipment is brought to use it. Also, Wildridge is considering installing a fire hydrant and have policies in place for emergency vehicles immediate entry with the gate held open.

#### Old Business:

John Mitchell stated that the Board needed to make a decision regarding Dubois REC installing the electrical infrastructure in the park. Discussion was held concerning whether REC will be willing to set all the poles without a guarantee of 100% member participation as Wildridge cannot force any member to obtain their own power until if/when the lease is changed. The Board would like a written confirmation from Dubois REC that there will be no cost to Wildridge for installing the infrastructure, and the \$592 hook-up fee will be guaranteed for three years even if Wildridge does not have 100% participation. Curt Tyler will obtain a commitment letter from Dubois REC and the Board will make a decision at the December meeting.

Curt Tyler read the current building code rule regarding carports and garages. He stated that the Board had made a motion in a previous meeting to enforce the rule and the decision must be made how best to do this. After discussion, Ruth Ann made a motion that James should prepare a letter for all members who currently have free-standing carports informing them of the current building code regulation stating carports are not permitted. John Mitchell seconded the motion. The motion carried with Bill Pray abstaining.

Ruth Ann Reteneller stated that she had received the answers posed to our attorney, Jennifer Tucker, at the last board meeting. Ruth Ann asked the secretary of the board to mail the answers to the members who had asked the questions and include a copy of all questions and answers from the attorney.

Ruth Ann also presented a draft copy of the By-Laws the attorney had prepared for the Board's review and input for the December Board Meeting. Ruth Ann made a motion that the By-Laws

not be reproduced as it is in draft form. However, she urged the Board members to obtain input from any lot owner who wanted to review the draft. Bill Pray seconded the motion and it carried unanimously. It was decided that a telephone conference would be held on Tuesday, November 12, 2002 at 7:00 p.m. for all Board Members to point out any major discrepancy, typo, etc. and to offer suggestions.

Ruth Ann stated that the newsletter had been mailed on Monday, November 4<sup>th</sup>. The plan is to have a newsletter mailing on the Monday following the close of each quarter.

#### Members' Questions:

Lot #645—When will the next newsletter be mailed and how do you submit something for it?

Answer: The next newsletter is scheduled for January 31 and articles can be given to Ruth Ann.

Lot #645—The Board mentioned a second maintenance person for 2003. Will that make three maintenance men? If we have outside mowing, do we need three?

Answer: No, we have two maintenance men and the Board made the reference to the second maintenance man for 2003 because it was allocated in the budget.

Lot #642—What are the hours for the manager? Is he part-time? Does he receive full-time pay?

Answer: The manager is a full-time employee and the hours posted are guidelines. He sometimes leaves the office on association business. He has a sign out sheet and tells the gate when he is gone. James stated that beginning November 11<sup>th</sup>, he will work Monday-Friday until camping season starts.

Lot #249—Curt needs to read all the rules. She is tired of the carport and ULMV issues. The current By-Laws are not recorded and our rules also state no satellites. Thinks we need to compromise.

Answer: The Board agrees that the rules need to be changed. We are asking for volunteers to form committees to accomplish the things, which need to be addressed. We are aware the current By-Laws are not recorded and will record them. However, our attorney has advised us that the By-Laws are legal even if they have not been recorded. The satellites are addressed in the building code and are allowed.

Lot #649—The Board mentioned moving the office to the game room. Will we continue to have games?

Answer: Yes. The games will be moved to the current office location.

#### New Business:

John Mitchell stated we need committees to check the electrical hook-ups to park power after members obtain their own power, assess the needs of our infrastructure (sewer, ditches, roads, etc.), lay-out lot lines, process building permits, etc., etc. Please tell James if any member would like to be on a committee. John also stated that we have shoulders of the road eroding which need to be addressed.

Curt Tyler stated he would like the Board to discuss whether we need a time clock for our employees. After discussion, Curt asked the time clock discussion be tabled until the executive session. Gary Mills seconded the tabling.

John Mitchell said he had been approached by owner of Lot #383 who said a Board Member told them, Wildridge would install a larger culvert under their driveway. John explained that Wildridge had placed a larger pipe under the street at the corner of Lot #383. John said that

when we placed the larger culvert at the corner, this created water to back up onto Lot #383's yard. He feels that Wildridge has created this problem and should do something to correct it. John Mitchell made a motion for Wildridge to install the larger culvert under the drive of Lot #383 and the lot owner would be responsible for repairing the black top. Bill Pray asked how much this would cost. Curt Tyler didn't have a figure but thought our maintenance men could do the work. John Mitchell made the motion that we will ask Ricky if he can do this job. If Wildridge employees can do it, we will split the cost with the lot owner. If this job has to be contracted outside, we will obtain a quote and bring it back to the Board. Curt Tyler seconded the motion and it carried unanimously.

Bill Pray said he had information on golf carts, which he shared with the Board. We need to obtain prices for two-passenger gas golf carts with headlights, taillights, roof, and windshield. We will price an enclosure separately. Curt Tyler said he would check prices and said if anyone on the Board has a source to check their prices also.

The leak in the pool has appeared to stop since we have lowered the water level for the winter. JayChem believes the skimmer boxes are cracked since the leakage has stopped. Before the pool is opened for the 2003 season, we need to repair the skimmer boxes and seal around the lights. James will obtain quotes for this repair.

John Mitchell stated that the four wheeler rule needs to be enforced. Our current rule allows only four wheelers that are 50cc or less to be driven in the park. Ruth Ann said she would place a note in the next newsletter reminding members about the four wheeler rule. The Board felt placing a sign at the gatehouse for the coming camping season stating no four wheelers would remind members not to drive them in the park. Don Foster said he would paint the sign.

Bill Pray told the Board he could purchase an aqua vacuum for the pool for less than \$1,000.

Ruth Ann said Thelma Wade had suggested to her that it might be a good idea for the Board to have a retreat seminar for present and past Board Members. Ruth Ann also thought it was a good idea and asked the Board to think about the suggestion.

The next Board Meeting will be on December 14, 2002 at 9:00 a.m.

Having no other business, Ruth Helmerich made a motion to adjourn, seconded by Bill Pray. Motion carried unanimously.

Respectfully submitted,

Ruth Helmerich  
Secretary