

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: March 12, 2005

Members Present

Gene "Beaver" Riley, President
Russ Segraves, Vice President
Donna Muir, Secretary

Elmer Smith, Director
Mark Doran, Director
Brian Segraves, Manager

Members Absent

Thelma Wade, Treasurer
Ron Hart, Director

Guests

None.

1. Call to Order

The general meeting was called to order by President Beaver Riley at approximately 9:00 a.m.

2. Secretary's Report

The minutes from the November 13, 2004 meeting were read by Donna Muir. The minutes were approved, with the following corrections:

- Correct the payment for road paving to having been made to Steve Green Enterprises (instead of Reynolds).
- Inclusion of the discussion and approval to purchase the new gate system.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Treasurer's Report

A Treasurer's report was not provided.

4. Committee Reports

No Committee reports were presented.

5. Manager's Report

The Manager's report was presented by Brian Segraves. The report included the following comments:

- New park signs to replace those at the front entrance are currently being made.
- Building doors have been painted.
- Parking lines are being re-painted.

- Bathhouse floor painting has been completed.
- New gate system has been installed and member cards are being activated.
- Manager obtained information for new trash compactor, including wiring diagrams, electrical requirements and obtained a quote from Eli Snelling Construction for pouring the concrete pad.
- Manager would like to order several new stop signs to replace unreadable signs.
- The Manager also updated the status of the small claims cases filed in court. Presently, there are three cases remaining on the docket for individuals that can not be located.
- The Manager announced that Jim Goins (Wildridge member lot #338) has been hired as the 2nd maintenance staff member.

A. A motion was made to purchase 16 new stop signs at \$15.68 each, as long as, the Wildridge member who offered to pick them up (????) does so in order to save shipping charges.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

B. A motion was made to proceed with ordering the trash compactor from Wolf (estimated at \$150 monthly rental and dumping fee of \$400 per 8 tons). This included the construction of the concrete pad by Snelling Construction for \$1,150 and completing the electrical work by Wildridge staff to the extent possible. The actual connection to the power source may need to be performed by an outside contractor.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

6. Unfinished Business

A. The Reynolds sewer report for the sections examined was discussed. The Reynolds recommendations are expensive and its uncertain as to how effective the result would be in addressing the infiltration problems. Beaver Riley offered the recommendation of possibly excavating the pipe sections with the most severe cracks and concreting around them. It was decided to wait until the next Board meeting so that all members can be present to discuss the options.

Action: Tabled until next meeting.

7. New Business

A. Beaver Riley presented the possibility of amending the Wildridge lease for new property transfers to require that the member obtain electrical services directly from Dubois REC. Legal counsel for Wildridge would have to be contacted to discuss the legal issues associated with amending the lot leases for new transfers. Considering the limitations of the park-provided electrical service and the incentives currently offered by

Wildridge and Dubois REC, this may be an option to address electrical issues in the Park. Whether this option be required in the future or personally suggested for new members, individual power connections provide better more dependable service for the members.

Action: No action requested, discussion only.

B. Russ Segraves asked Donna Muir, representing the newsletter committee, whether a date had been determined for the issuance of the spring Wildridge newsletter. He would like to see the newsletter issued in May. Donna announced that she was resigning and that Debbie Meadows, Sue Burks and Tonya Carter may be contacted for assistance. The possibility of asking Brian Segraves to lead the efforts for the next publication was discussed.

Action: No action necessary.

C. Donna Muir announced that, for personal reasons, she was resigning her seat on the Wildridge Association Board of Directors as of this meeting.

Action: No action necessary.

8. Comments from Members

A. The member commented on the inability to obtain financial reports. He has contacted the Treasurer via email and copied the board members, but has yet to receive the financial report for calendar year ending 2004. Also, current year financial reports are not available. President Beaver Riley agreed to contact the Treasurer to discuss the matter.

Member Name: John Mitchell

Lot #: 546

B. The member questioned adherence to building requirements for the metal structure on lot #183. He cited non-compliance with Wildridge regulations (article V, no metal structures over 20x20 and 13 feet high). President Beaver Riley stated that he would review the matter.

Member Name: John Mitchell

Lot #: 546

9. Next Meeting

The next regular general meeting of the Wildridge Association Board of Directors was announced as scheduled for Saturday, April 9, 2005 at 9:00 camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: March 12, 2005

Members Present

Gene "Beaver" Riley, President
Russ Segraves, Vice President
Brian Segraves, Manager

Elmer Smith, Director
Mark Doran, Director

Members Absent

Thelma Wade, Treasurer
Ron Hart, Director
vacated, Secretary

Guests

None.

1. Call to Order

The executive session meeting was led by President Beaver Riley.

2. Secretary's Report

Due to the resignation of Donna Muir, a Secretary's report was not provided.

3 Unfinished Business

A. The sewer infiltration and Reynolds report for the sections examined were discussed. Beaver Riley had requested Brian Segraves to compile the diagrams for the sewer system. Brian explained that a complete diagram was not available. A diagram exists for Wildridge sections A and B, but one for section C could not be located. Brian also explained that section A is reported on one flowmeter and sections B and C share the 2nd flowmeter.

Further discussion included the possibility of using the ball owned by Wildridge to block sections of the sewer system and use dye to detect leaks and infiltration. This may be the approach necessary to more accurately determine the problem areas of the sewer system prior to expending funds for a section that may not significantly impact the overall problems (infiltration, leaks into waterways, etc.). The fall season, when water is shut off, may be the most appropriate time to perform these tests.

Action: No action requested, discussion only.

4. New Business

A. Beaver Riley advised Brain to begin water turn on this spring on a Monday so that all lots are on for the following weekend. Weather allowing, water could be turned on for the week prior to April 1, 2005.

Action: No action requested, discussion only.

B. The possibility of paying for some bookkeeping services was discussed (e.g., period tax returns, annual tax returns). Consideration of allowing the Wildridge Manager to provide daily accounting and processing of transactions (e.g., payroll, invoice payments) could potentially allow for activity to be managed more effectively. This structure would have to allow proper internal controls to consider the lack of segregation. The Treasurer's function would be that of more oversight reconciliation and supervision of the Managers fiscal activity, along with coordination of external accounting/bookkeeping functions. Possibly, these services could be provided by the accounting firm that performs the annual compilation of Wildridge's financial statements

Action: No action requested, discussion only.

C. Beaver Riley requested that consideration be given for possible replacements for the vacated Board seat for discussion at the next meeting.

Action: No action requested, discussion only.

5. Next Meeting

The next regular executive session of the Wildridge Association Board of Directors is scheduled immediately following the general meeting scheduled for Saturday, April 9, 2005.

6. Adjourn Executive Session

The meeting was adjourned.

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: April 9, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda – General Session**

Date: April 9, 2005

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Thelma Wade, Treasurer
Brian Segraves, Manager

Elmer Smith, Director
Ron Hart, Director
Mark Doran, Director

Members Absent

Vacant, Secretary

Guests

None.

1. Call to Order

The general meeting was called to order by President Beaver Riley at approximately 9:00 a.m.

2. Secretary’s Report

The minutes from the March 12, 2005 meeting were read by President Beaver Riley. The minutes were approved as read, with the following correction.

- 5. Manager’s Report. The new maintenance employee name should be changed from Jim Goings to Jim Goins.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Treasurer’s Report

The Treasurer’s report (see attached) was presented by Thelma Wade, with comments regarding the main financial categories (e.g., utilities, taxes). The report was approved as read.

Motion: Russ Segraves

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

4. Committee Reports

A. Sewer Committee. Thelma Wade discussed the sewer repair estimate from Reynolds totaling approximately \$83,000 (\$55,000 for rehabilitation and \$27,600 for in-seal) versus the Hydromax Pipe-Bursting repair solution that would cost approximately \$44,500. Both of these methods are addressing a section of sewer that was identified as potentially having the most pressing need for repair.

If selected to perform work on the initial repair phase, the Pipe-bursting contractor offered to use their flow meters to measure sewer flow in sections throughout the Park to help identify and prioritize other areas for repair. The discussion continued with several Board members asking questions regarding the Pipe-bursting contractor (e.g., Hydromax is a national firm with franchise service providers).

The conversation included concern as to the level of impact on overall infiltration the recommended repairs may actually have on the overall problem. Also, the question was asked as to what level of infiltration is actually acceptable for both Wildridge and the sewer processor.

Another factor to consider is also sewer leakage. While Wildridge is not aware of any sewage leaking, this should be considered to ensure this type of problem is avoided to the extent possible.

It was decided that the Wildridge Manager will contact the local Hydromax service provider and request an on-site meeting to discuss the process and recommendations.

Action: Tabled until next meeting.

Note: A recess was called in order for the Board members and meeting visitors to attend a demonstration of the new trash compactor unit. Wolf sanitation delivered a compactor dumpster unit in the maintenance areas to discuss its physical placement, connection requirements and operation.

After the demonstration, the meeting resumed at the Wildridge Day Lodge.

5. Manager's Report

The Manager's report (see attached) was presented by Brian Segraves. The report included the following comments:

- The pumps at the front sewer lift station were replaced. Both the old pumps failed and were very old. It was necessary to purchase two new pumps and a control panel which were installed by Messmer Mechanical. All operating and alarm lights are now functional
- Member cards have been input into the new gate system. There are still a few problems that are being dealt with on an as needed basis.
- Wolf contracting will provide an on-site demonstration of the new compactor dumpster unit.
- A draft of the spring newsletter is being provided for review

Action: No action required.

6. Unfinished Business

A. Financial Reports for March 12, 2005 meeting. Thelma stated that the financial reports were sent via facsimile the early morning of March 12, 2005 and should have been available for the meeting. She felt as though the member comments regarding the inability to obtain financial information could have been avoided.

Action: No action required.

7. New Business

A. A motion was made to establish a Wildridge account with Sam's club in order to purchase items for the vending machines

Motion: Thelma Wade

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

B. Thelma Wade discussed the charges associated with our current pay phone (\$50 per month) and stated that she purchased a used tabletop pay phone that Wildridge could use. If the service provider (possibly TDS) line charges were available, it may be less expensive than the current phone rental service.

The Wildridge Manager will investigate the possible service provider line that may be used with a phone owned by Wildridge.

Action: Tabled until next meeting.

C. Thelma Wade stated that she purchased a VCR that could be used with a security camera in the maintenance area to monitor the dumpster/trash area.

Action: No action required.

8. Comments from Members

A. The member stated that the Park looked very nice. He requested that the stop sign at the corner of lot #637 be moved closer to the intersection.

Member Name: Don Foster

Lot #: 237

B. The member stated that he had made several requests to have the security lights repaired in the Park. The Wildridge Manager explained that he had reported the problems to Dubois REC, but that they have limited resources and have not performed the repairs yet. Beaver Riley stated that he would contact Dubois REC to address the issue.

Member Name: Darrell Owens

Lot #: 26, 673 and 674

C. The member stated that they had been contacted by Wildridge Board members regarding a complaint associated with a new metal structure on their lot. She explained that they had adhered to all procedures and complied with a building permit issued by Wildridge. She also inquired as to how to apply for the vacant position on the Board of Directors.

Member Name: Julie McRoberts

Lot #: 183

9. Next Meeting

The next regular general meeting of the Wildridge Association Board of Directors was announced as scheduled for Saturday, May 14, 2005 (Mother's Day weekend) at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: April 9, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: April 9, 2005

Members Present

Gene "Beaver" Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Thelma Wade, Treasurer	Mark Doran, Director
Brian Segraves, Manager	

Members Absent

Vacant, Secretary
Julie McRoberts was present after being appointed to the Board during this executive session.

Guests

Steve Green, representing Steve Green Enterprises (Paving Contractor)

Prior to the executive session being called to order, Mr. Green was provided an opportunity to request additional payment for paving portions of Wildridge roads. To date, Mr. Green had been paid the agreed upon paving contract amount of \$31,500. He asserts that Wildridge owes an additional balance of approximately \$5,200 for the paving of the shelter house parking area (\$3,600) and additional road surface. Mr. Green exited the meeting and the Board members discussed the matter.

A contract was signed for the road surface to be paved, along with a site map of the areas. There appears to have been confusion as to whether the shelter house parking was included in the initial contract amount. The Wildridge Social Committee provided \$3,600, deposited to the Wildridge operating funds, for paving of the parking area.

A motion was made to pay Green Enterprises \$5,274.85. The motion carried by a vote of 3 yes and 2 no.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Ron Hart, Elmer Smith, Thelma Wade

No: Mark Doran, Russ Segraves

1. Call to Order

The executive session meeting was called to order by President Beaver Riley at approximately 11:00 a.m.

2. Secretary's Report

The minutes from the March 12, 2005 executive session meeting were read by President Beaver Riley. The minutes were approved as read.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Complaints

A. The member complained that the trailer was removed from lot #162 and a structure was built without a trailer. The Board discussed the fact that documented permission was not granted to remove the trailer, but that it was uninhabitable. Beaver Riley stated that he would follow-up with the lessees on lot #162 to inform them that they will not be required to replace the trailer on the lot, but will be expected to adhere to all guidelines in the future.

Member Name: Curtis Tyler

Lot #: 283 and 517

4 Unfinished Business

A. Lift station pumps. The front lift station is now fully functional

Action: No action required.

B. Thelma Wade stated that there are a couple of items we record on our asset/depreciation list that can not be physically located.

- Tiller (**Note: A tiller was located in the maintenance shed with the lawn mowers later in the day after the Board meeting**).
- Pressure Washer. It is believed that a pressure washer was purchased and returned, but there is not sufficient documentation to determine the facts with any degree of certainty.

Action: The Manager will attempt to determine the facts/location of these items.

C. Pool Vacuum. Russ Segraves stated that the pool vacuum initially purchased last year was placed on consignment with J-Chem, but the status of its sale and related proceeds are not known. The unit was too small for the Wildridge pool and was replaced with a more appropriate unit.

Action: The Manager will contact J-Chem to determine the status of the item.

D. Thelma Wade stated that J-Chem billed Wildridge for pool closing services 6 months after they were performed. Thelma believes these charges may have already been paid last year.

Action: The Treasurer will contact J-Chem to determine the appropriateness of the billing.

E. Treasurers Duties. The Board discussed potential reallocation of some of the Treasurers duties. This discussion was based on concerns regarding the amount of responsibility placed on a single individual that could affect the processing and reporting

of financial activity. A long-term solution is needed to help ensure activity can be processed effectively, while allowing for adequate oversight.

Action: The Treasurer will consult with the Wildridge Manager and possibly assign some processing duties. The Treasurer will discuss possible solutions and new procedures at the next meeting.

5. New Business

A. The Manager explained that he may need the Treasures assistance to help explain Wildridge Employee (Sandy Rickard) health insurance payments. An adjustment was made for Wildridge's contribution and the employee does not completely understand the adjusted amount paid.

Action: The Treasurer will consult with the Wildridge Manager to provide the employee sufficient explanation of the health insurance contributions.

Yes:

No:

B. The Board position vacated by Donna Muir was discussed and the Board members decided to interview Julie McRoberts (Lot #183). The interview consisted of Ms. McRoberts discussing her professional and volunteer service experience.

<p><u>Note: Contact information for Julie</u> Email: mcroberts@gibsoncounty.net Cellular telephone: 812-305-1920 Home telephone: 812-385-2260</p>

A motion was made to appoint Julie McRoberts to fill vacant position.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

6. Next Meeting

The next regular executive session of the Wildridge Association Board of Directors is scheduled immediately following the general meeting scheduled for Saturday, May 14, 2005.

7. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: May 14, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda – General Session**

Date: May 14, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Thelma Wade, Treasurer	Ron Hart, Director
Brian Segraves, Manager	Mark Doran, Director

Members Absent

Russ Segraves, Vice President - Excused Absence
Vacant, Secretary

Guests

None.

1. Call to Order

The general meeting was called to order by President Beaver Riley at approximately 9:00 a.m.

2. Secretary’s Report

The minutes from the April 9, 2005 meeting were read by Mark Doran. The minutes were approved as read.

Motion: Elmer Smith

2nd Motion: Thelma Wade

Yes: Unanimous

No: 0

3. Treasurer’s Report

The Treasurer’s report (see attached) was presented by Thelma Wade, with comments regarding the main financial categories (e.g., utilities, sewers). The report was approved as read.

Motion: Ron Hart

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

4. Committee Reports

A. Sewer Committee. Thelma Wade discussed the meeting of Board of Directors members with representatives from Hydromax. After discussion with the representatives

regarding the specific sewer issues at Wildridge, they recommended that the Pipe-Bursting repair solution not be immediately performed. Instead, they recommended that an analytical approach be undertaken to assess the sewer conditions and the areas that should be initially focused on. They discussed services they offer in which sewer areas could be inspected and monitoring could be performed. A licensed engineer would assist and prepare a professional plan to address sewer repairs based on need and available resources. A professional plan should help to give credibility to the sewer system maintenance plan.

President Riley commented that he appreciated the professionalism of the representatives and their honesty in helping us approach our sewer system needs in a more effective manner. A map of the manhole locations/sewer system was provided to the Hydromax engineer. Thelma Wade commented that she hopes a long term plan is adopted and followed by future Wildridge Boards to address the sewer system repairs since we are paying a great deal for infiltration.

- The Hydromax representatives recommended that flowmeter/counters be installed at each lift station to measure flow. Brian Segraves stated that these units could be purchased for approximately \$254 each. A motion was made and passed to purchase these lift station counters.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

- The Hydromax representatives estimated that four temporary flowmeters could be provided at approximately \$1,200 each and strategically placed in the sewer system to measure flow. These units would be moved as necessary and monitored by the professional engineer to assess various sections of the sewer system. A motion was made and passed to lease these flowmeters and have them monitored by the engineer.

Motion: Mark Doran

2nd Motion: Thelma Wade

Yes: Unanimous

No: 0

5. Manager's Report

The Manager's report (see attached) was presented by Brian Segraves. The report included the following comments:

- Jay-Kem should have the pool open before May 22, 2005. Wildridge staff should be ready to begin painting in the pool area.
- Eli Snelling has started to prepare the pad for the new compactor-dumpster. The compactor should arrive by June 1, 2005.
- A Wildridge security staff member (Sandy Rickard) suffered at heart attack recently and will require time off from work. Arrangements will be made to cover her shift.
- Plumbers Supply was contacted to quote a price on lift station counters. They quoted approximately \$254 each.

- Members should receive the spring newsletter this week.
- Brian Segraves spoke with the Crawford County tax assessor who explained that they would appreciate Wildridge notifying lot lessees of their obligation to notify the county of lot improvements for tax purposes.
- Brian Segraves contacted the court officer who explained small claims cases from last year should carry forward to this year. This involves approximately 6 cases.
- Pay phone line provider was determined to be TDS connection.
- Wildridge yard mowing services should begin this week.

Action: No action required.

6. Unfinished Business

A. President Riley asked Brian Segraves to contact Dubois REC to return and attend to a security light (lots 673 and 674). The light was repaired a few weeks ago, but is out again.

Action: No action required.

B. A motion was made and passed to have the STOP sign at the corner of lot #637 moved closer to the intersection.

Motion: Thelma Wade

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

7. New Business

A. A motion was made to connect a security camera in the maintenance area to a VCR provided by Thelma Wade to monitor the dumpster/trash area.

Motion: Thelma Wade

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

8. Comments from Members

A. The member stated that the Park should contact New Albany Indiana officials regarding the sewer system. They have experienced similar problems and may have insight/suggestions how to address issues.

The member also suggested the Park may want to coordinate a periodic (monthly) waste removal, for a fee charged to users. This might help decrease the dumping of non-household waste in the maintenance area.

Member Name: Marlin Andres

Lot #: 125

B. The member stated that the Park may want to contact Crawford County to see if they sponsor a trash pickup to help decrease non-household waste dumped in the maintenance area.

The member also inquired as to a comparison of this years dues paid to date vs. the same period last year.

Member Name: Forrest Timberlake

Lot #: Lots 53 and 54

9. Next Meeting

The next regular general meeting of the Wildridge Association Board of Directors was announced as scheduled for Saturday, June 11, 2005 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Thelma Wade

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: May 14, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: May 14, 2005

Members Present

Gene "Beaver" Riley, President	Elmer Smith, Director
Thelma Wade, Treasurer	Ron Hart, Director
Brian Segraves, Manager	Mark Doran, Director

Members Absent

Russ Segraves, Vice President - Excused Absence
Vacant, Secretary

Guests

None.

1. Call to Order

The executive session meeting was called to order by President Beaver Riley at approximately 10:10 a.m.

2. Secretary's Report

The minutes from the April 9, 2005 executive session meeting were read by Mark Doran. The minutes were approved as read.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Complaints

A. The member complained that he did not receive a response regarding his compliant submitted for the April 9, 2005 meeting date (trailer removal on lot #162). All Board members agreed that a sufficient verbal response was provided, but that specific details should not be provided due to the fact that personal information was involved.

Member Name: Curtis Tyler

Lot #: 283 and 517

B. The member complained that dog noise was disturbing. No action possible due to limited information.

Member Name: Anonymous

Lot #: Anonymous

4 Unfinished Business

A. Treasurer practices. The Board discussed updated Treasurer practices and the performance of processing duties by the Wildridge manager. While progress is being made, the processes are still being refined. The new procedures should increase segregation of duties and enhance monitoring. Ron Hart and Thelma Wade will check with CPA firms on price estimate for bookkeeping services.

Action: No action required.

B. Brian stated that J-Kem explained credit had been given for pool vacuum they had on consignment.

Action: The Treasurer will work with the manager or contact J-Chem to follow-up on this credit.

C. Thelma Wade stated that the pressure washer that could not be located was actually returned.

Action: No action required.

D. Thelma Wade stated that all pool closing costs from 2004 had been paid.

Action: No action required.

5. New Business

A. A Wildridge member (Wheatley) would like permission to place a gumball machine in the day lodge and pay 30% of profits to Wildridge. The Board did not feel this was appropriate and permission was denied.

Action: Request denied.

B. A motion was made and passed to ask the Wildridge Attorney to amend the lease to require all lots transferred beginning January 1, 2006 to obtain their own electric service through Dubois REC. No rebate will be provided for the new transfers and current lot lessees will be grandfathered so as to remain on Park electric until transferred.

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

C. President Riley suggested that consideration may want to be given to establishing a committee to review portions of the by-laws/park regulations. This should focus on specific areas (e.g., building regulations) to address topics in manageable amounts.

Action: No action required.

D. Thelma Wade discussed the assignments/time use of Wildridge maintenance staff. The manager responded to the concerns.

Action: No action required.

E. Vacant Board position. During the April 9, 2005 executive session, Board members decided to interview Julie McRoberts (Lot #183) and appointed her to the position vacated by Donna Muir. Ms. McRoberts submitted an email resignation the following week.

Board members discussed the options available regarding the vacant position (waiting for summer general election, allowing more applicants to apply, etc.). One individual contacted President Riley (Dorothy Tyler, Lots 283 and 517) expressing interest in the position. The Board decided not to act at this meeting.

6. Next Meeting

The next regular executive session of the Wildridge Association Board of Directors is scheduled immediately following the general meeting scheduled for Saturday, June 11, 2005.

7. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Thelma Wade

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: June 11, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda – General Session**

Date: June 11, 2005

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Brian Segraves, Manager

Elmer Smith, Director
Ron Hart, Director
Mark Doran, Director

Members Absent

Vacant, Treasurer
Vacant, Secretary

Guests

None.

1. Call to Order

The general meeting was called to order by President Beaver Riley at approximately 9:00 a.m.

President Riley announced the resignation of Thelma Wade from the Wildridge Board of Directors. Her resignation was received the prior Sunday and was posted on the public bulletin board in the day lodge.

2. Secretary’s Report

The minutes from the May 14, 2005 meeting were read by Mark Doran. The minutes were approved as read.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

3. Treasurer’s Report

Due to the resignation of Thelma Wade, an actual Treasurer’s report was not presented. Wildridge Manager Brian Segraves did provide a financial status report explaining that final statements were sent to members currently owing payments to Wildridge informing them that uncollected funds will be presented for collection in court. The manager also informed the board that accounts receivable from the previous year have nearly all been collected. The report was approved as read.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

4. Committee Reports

A. Sewer Committee. Thelma Wade declined to participate on the sewer committee as a general member. Thelma Wade was in attendance at this meeting and explained from the audience that she had provided information to the Wildridge Manager regarding culvert repair (for culvert exiting the west end of the park around lot #'s 531, 532, 533).

The Wildridge manager has ordered the flowmeter/counters that will be installed at each lift station to measure flow.

The Wildridge manager has provided the requested information to the licensed engineer (Jeff Graham) who will assist and prepare a professional plan to address sewer repairs based on need and available resources. The Hydromax engineer and other contact staff members have been out of town, therefore there has been no further action to install the temporary flowmeters yet. Discussion of the board involved questioning whether it may be best to wait to fall since the spring rainy season is nearing end.

Action: No action required.

5. Manager's Report

The Manager's report (see attached) was presented by Brian Segraves. The report included the following comments:

- Wolfe contracting has placed the new compactor-dumpster.
- Fisher Electric installed service for new compactor-dumpster.
- Wildridge's CPA firm (Melheiser, Andres & Tucker) was contacted to discuss the status of the prior year tax return.
- Manager met with CPA (Ken Craig) to discuss potential bookkeeping/accounting services.
- Service provider (Gripp) contacted to service flowmeters that is not functioning properly.

Action: No action required.

6. Unfinished Business

A. An amendment directive was made to a motion from the May 2005 board meeting requiring the STOP sign at the corner of lot #637 moved closer to the intersection.

The members on lot #637 requested that the sign not be moved due to the fact it would impair the use of their driveway. The board agreed that the sign could remain in its current placement, but that a "stop bar" would be placed at the actual corner of the intersection.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

B. President Riley asked Brian Segraves to contact Dubois REC to return and attend to a security light (lots 673 and 674), and to add the light behind lot #'s 75 and 76. The lights were repaired a couple of times, but do not function properly. It was recommended to consider timers for these lights if sensors are too sensitive for these locations.

Action: No action required.

C. The security camera/VCR donated by Thelma Wade for placement in the maintenance area to monitor dumpster/trash activity has not yet been installed.

Action: No action required.

7. New Business

A. An individual (Max Weaver) was requesting permission to sell items (NASCAR collectibles) in the day lodge parking lot. Permission was denied since this did not appear to be a general service for members, rather it appeared to be more like flea market items. An amendment was also suggested and approved stating that no vendors would be approved to conduct business in Wildridge parking areas/property. This does not apply to the individual currently approved in the Wildridge policies and procedures to sell vegetables (JR).

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

B. Vice President Russ Segraves presented a draft amendment of the camper removal policy. He asked that the board members review it for discussion at the July 2005 Board meeting.

Action: No action required.

C. President Riley presented draft changes to the Wildridge lease for review. This is part of the effort to require personal electric service for future lot transfers, along with other applicable changes. For example, the leases since 1997 should have been with the Wildridge Association instead of the Nashville Corporation. President Riley asked that any recommended changes for related issues (e.g., restrictive covenants, ULV's) be considered also.

Action: No action required.

8. Comments from Members

A. The member commented that a piece of park equipment (small backhoe) is very old and consideration should be given to replacing it (possibly with a bobcat and attachments).

Member Name: John Mitchell

Lot #: 546

B. The member stated that some aspects of Park maintenance need to be improved. Specifically, some lots need to be mowed/cleaned. Additionally, some trees/shrubs are overgrown and too close to the road blocking view (e.g., lot #619). The members were requested to provide lot numbers to the manager.

Member Name: "Red" Wade

Lot #: 642

and

Member Name: Marlin Andres

Lot #: 125

C. The member suggested that something be done to the meeting area in the day lodge to improve the sound (possible sound deadening) in order for the audience to hear. Sound is bad even when the PA system is used.

Member Name: Marlin Andres

Lot #: 125

D. The member provided suggestions of how to improve the miniature golf course and agreed to lead a committee to address possible improvements.

Member Name: Marlin Andres

Lot #: 125

E. The member commented that consideration should be given to extend the deadline for board resumes if there is not a full ballot to fill all board positions.

Member Name: John Mitchell

Lot #: 546

F. The member stated that the fencing around the pool needs to be painted and that consideration should be given to outsourcing (possible to Eugene Peters, lot #150) the job if maintenance has difficulty scheduling it. Outsourcing may also be more economical.

Member Name: Thelma Wade

Lot #: 642

G. The member stated that the gate attendants/security need to address golf cart infractions.

Member Name: "Red" Wade

Lot #: 642

H. The member stated that there needs to be more control over the annual guest passes and their use.

Member Name: John Mitchell

Lot #: 546

I. The member requested that the Swann Sales Representative be allowed to "visit" her lot for two hours.

Member Name: Mary Dehart

Lot #: 236

J. The member stated that the gate attendants/security need to address golf cart infractions.

Member Name: Gary Mills

Lot #: 227

9. Next Meeting

The next regular general meeting of the Wildridge Association Board of Directors was announced as scheduled for Saturday, July 9, 2005 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: June 11, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: June 11, 2005

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Brian Segraves, Manager

Elmer Smith, Director
Ron Hart, Director
Mark Doran, Director

Members Absent

Vacant, Treasurer
Vacant, Secretary

Guests

None.

1. Call to Order

The executive session meeting was called to order by President Beaver Riley at approximately 10:30 a.m.

2. Secretary’s Report

The minutes from the May 14, 2005 executive session meeting were read by Mark Doran. The minutes were approved as read.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Complaints

No complaints were received.

4 Unfinished Business

A. The Board discussed the options as to how to address the vacancies on the board. This included consideration to applicable regulations/guidelines.

Action: No action required.

B. Elmer Smith noted that the missing STOP sign (at lot #436) had been placed back where it belongs.

Action: No action required.

C. President Riley asked Brian Segraves to continue follow-up regarding the flowmeters coordinated by Hydromax. It may be better to postpone their placement until the fall rain season.

Action: No action required.

D. Brian Segraves discussed the repairs currently being performed on the small backhole equipment and the problems getting parts. He has been exploring the possibilities/options of obtaining new equipment.

Action: No action required.

E. Brian Segraves discussed stated the new compactor-dumpster is in and ready. He offered to demonstrate its use.

Action: No action required.

F. Brian Segraves stated that the grounds and maintenance must be addressed within the available resources. Efforts are being made to maintain the park in a quality manner.

Action: No action required.

G. Brian Segraves requested a salary increase for a maintenance staff member (Jim Goins). Approval was given to increase the salary from \$7.50 an hour to \$9.00 an hour.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

5. New Business

A. Brian Segraves requested that new credit cards be issued with \$1,000 credit limits (Wildridge Manager B. Segraves, Vice President Russ Segraves, Director Elmer Smith).

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

B. Brian Segraves asked if he could proceed with obtaining a SAMS club account as approved in the May 2005 meeting. He was directed to continue and obtain an account.

Action: No action required.

C. Brian Segraves was directed to purchase the power washer from Russ Segraves for \$100.00. This use of this equipment was donated to the park over the winter months and a unit is needed permanently.

Action: No action required.

D. Brian Segraves discussed that he was preparing to proceed with filing uncollected payments with court. He recently sent a final statement to members. There could be high legal fees (\$46 per case) due to the number of unpaid accounts.

Action: No action required.

E. Brian Segraves explained that he contacted the CPA firm regarding the 2004 tax returns. Wildridge requested an extension, apparently due to missing/incomplete documentation. Brian is providing the necessary information (profit and loss report, balance sheet) in order to have the tax returns completed.

Action: No action required.

6. Next Meeting

The next regular executive session of the Wildridge Association Board of Directors is scheduled immediately following the general meeting scheduled for Saturday, July 9, 2005.

7. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: July 9, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: July 9, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Brian Segraves, Manager	Mark Doran, Director

Members Absent

Marline Andres, Director - Excused Absence
Vacant, Treasurer / Secretary

Guests

None.

1. Call to Order

The general meeting was called to order by President “Beaver Riley at approximately 9:00 a.m.

2. Secretary’s Report

The minutes from the June 11, 2005 meeting were read by Mark Doran. The minutes were approved as read.

Motion: Russ Segraves

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

3. Treasurer’s Report

Due to the vacant Treasurer position, an actual Treasurer’s report was not presented. Wildridge Manager Brian Segraves did provide a financial status report. Reconciled May 2005 financial reports are posted on the public bulletin board. Financial transactions are being monitored by members of the board of Directors.

The manager also reported that approximately \$31,000 of 2005 accounts receivable, with 2 cases from the prior year, are still outstanding and will be pursued through the legal process.

It was noted that the manager has done a tremendous job coordinating the financial management with limited assistance. He has been very proactive in learning to manage the activity and administer the financial records.

Action: No action taken.

4. Committee Reports

There were no committee reports.

5. Manager's Report

The Manager's report (see attached) was presented by Brian Segraves. The report included the following comments:

- The new compactor-dumpster worked well over the recent holiday.
- Staff have been working to maintain proper level of chemicals in pool. Recent hot, dry weather has made it difficult.
- Manager has provided information to CPA firm to complete 2004 tax return.
- May financial reports are completed and manager is working to reconcile June soon.
- Cases should be submitted for small claims court soon, within the next few weeks.

Action: No action required.

6. Unfinished Business

A. Vice President Russ Segraves presented a draft amendment of the camper removal policy in the June 2005 meeting. He asked that the board members review it for discussion at the August 2005 Board meeting.

Action: No action required.

B. Discussion was held regarding "visitor" carts without Wildridge ULV permits/tags. This is related to the problem of several types of cart infractions routinely experienced in the Park. Wildridge staff are trying to address the issues as best a possible (e.g., notices to expired/no permit carts).

Action: No action required.

C. The Wildridge manager has provided the requested information to the licensed engineer (Jeff Graham) who will assist and prepare a professional plan to address sewer repairs based on need and available resources. Discussion of the board involved questioning whether it may be best to wait to fall since the spring rainy season is nearing end.

The manager also informed the Board that one of the flowmeters needs to be flushed. There was discussion as to the condition of the sewer line along the run to the flowmeters. The manager is addressing the problems.

Action: No action required.

7. New Business

There was no new business.

8. Comments from Members

A. The member commented that the chipper should be greased after every use to help extend the life of the bearings.

Member Name: Forrest Timerlake
Lot #: 53 and 54

B. The member stated chipper it may be better to send chipper out for some repairs instead of trying maintain in-house

Member Name: John Mitchell
Lot #: 546

C. Member commented that he is familiar with problem flat spot in sewer line near his lot. The problem needs to be addressed to avoid freezing in cold weather.

Member Name: John Mitchell
Lot #: 546

D. Member stated golf carts are too loud. He was asked to refer lot numbers on cart to the manager.

Member Name: John Mitchell
Lot #: 546

E. Member commented that security some lights may need new sensors, not timers.

Member Name: John Mitchell
Lot #: 546

F. Member asked when to expect a formal Treasurers report. He was informed that currently board members are monitoring the processing of fiscal activity administered by the manager and that the prior month financial report is posted on the public board.

Member Name: John Mitchell
Lot #: 546

G. Member asked if information was maintained for the hours of use for the termite tractor. She stated that a lease/rent option may be wiser than purchasing of a new unit.

Member Name: Thelma Wade
Lot #: 642

Motion was made and passed to try to determine the value of the current termite tractor.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

H. Members commented that the guards are inattentive to scooters/carts not adhering to rules, inappropriate pool behavior and custodial duties

Member Name: Thelma Wade
Lot #: 642

Member Name: Donna Muir
Lot #: 654

I. Member commented that park should clean brush/growth in creek along the fence line.

Member Name: Don Foster

Lot #: 237

J. Member commented that guard stated security monitoring in guard shack was not working.

Member Name: Thelma Wade

Lot #: 642

9. Next Meeting

The next regular general meeting of the Wildridge Association Board of Directors was announced as scheduled for Saturday, August 6, 2005 at 9:00 a.m. camp time.

The annual open meeting was announced as Saturday, August 13, 2005 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: July 9, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: July 9, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Brian Segraves, Manager	Mark Doran, Director

Members Absent

Marline Andres, Director - Excused Absence
Vacant, Treasurer / Secretary

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 10:05 a.m.

President Riley advised all Board members that it was stated to the Manager through another Park member that that a member (Morgan Tieves) stated he was licensed and carrying a handgun in the Park. He was supposed to have stated that he is carrying it for protection to avoid situations with Board members as have occurred in the past. President Riley stated all Board members should be mindful of this information for their own protection.

2. Secretary’s Report

The minutes from the June 11, 2005 executive session meeting were read by all Board members. The minutes were approved as read.

Yes: Unanimous

No: 0

3. Complaints

There were no member complaints.

4 Unfinished Business

A. The application of the new lease was discussed. This included the term of lease documents signed during transfers.

Action: No action required.

B. The preparation of the newsletter was discussed. The manger has been trying to work with the newsletter committee as much as possible.

Action: No action required.

5. New Business

A. A motion was made to purchase carpet and glue for the mini golf course.

Motion: Mark Doran

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

B. The manager stated an expected FAX was not received from Marline Andres regarding mini golf course materials for improvement.

Action: No action required.

C. A motion was made to appoint Ruth Ann Reteneller to the Board of Directors to serve out the 1-year remainder term of a vacant position.

Motion: Mark Doran

2nd Motion: None

Result: Motion failed.

D. The manager was directed to inquire to the Parks CPA firm as to the cost of conducting a review of the Wildridge financial statements prior to the August 2005 open meeting.

Action: No action required.

E. The manager was directed to instruct the guards to be more attentive to cart/scooter infractions and to issue citations.

The conversation continued as to the appropriateness of small motorcycles referred to as "pocket rockets". It was determined that the current guidelines address these types of ULV's.

Action: No action required.

F. A motion was made to deactivate member gate cards for lots with unpaid dues of \$100 or more as of the final annual due date.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

G. Recent problems with vandalism were discussed. It is strongly believed that a member's son (Andrew) is responsible for several incidents in the Park. The manager

has attempted to communicate with the individual. President Riley agreed to discuss the matter with the parent (Terri Smith).

Action: No action required.

6. Next Meeting

The next regular executive session of the Wildridge Association Board of Directors is scheduled immediately following the general meeting scheduled for Saturday, August 6, 2005.

The annual open meeting is scheduled for Saturday, August 13, 2005 at 9:00 a.m. camp time.

7. Adjourn Executive Session

A motion was made and approved to adjourn.

Yes: Unanimous

No: 0

**Wildridge Association
Annual Membership Meeting
Agenda - General Session**

Date: August 13, 2005

1. Call to Order
2. Moment of Silent Prayer
3. Pledge of Allegiance
4. Introduction of Board (Introduction of New Members by Acclamation)
5. Introduction of Social Committee Representative
6. Secretary's Report
7. Treasurer's Report
8. Unfinished Business
9. New Business
10. Comments from Members
11. Installation of New Board Members
12. Adjourn to Executive Session

**Wildridge Association
Annual Membership Meeting
Agenda - General Session**

Date: August 13, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Marline Andres, Director	Mark Doran, Director
Brian Segraves, Manager	

Members Absent

Ruth Ann Reteneller, Treasurer (Excused Absence)

Guests

None.

1. Call to Order

The general meeting was called to order by President “Beaver Riley at approximately 10:00 a.m.

2. Moment of Silent Prayer

A moment of silent prayer was observed.

3. Pledge of Allegiance

The pledge of allegiance was recited.

4. Introduction of Board (Introduction of New Members by Acclamation)

President Beaver Riley introduced the Wildridge Board of Directors and Park Manager:

- Gene “Beaver” Riley, President
- Russ Segraves, Vice President
- Mark Doran, Acting Secretary / Acting Treasurer
- Elmer Smith, Director
- Ron Hart, Director
- Marlin Andres, Director
- Brian Segraves, Manager

Ruth Ann Reteneller was absent, but introduced as a newly appointed Director who had agreed to serve as Treasurer.

5. Introduction of Social Committee Representative

Irene Alstott was introduced as the Social Committee representative. She thanked everyone for their help and had no additional comment.

6. Secretary's Report

The minutes from the August 14, 2004 meeting were read by Mark Doran.

7. Treasurer's Report

A financial status overview as of June 30, 2005 was presented by Mark Doran.

Mark commended Wildridge Manager, Brian Segraves, for his proactive efforts to maintain the continuity of business and management of financial transaction/records during the transition of Treasurers.

The following discussion followed:

A. The member asked for a breakdown of the categories of the restricted funds. It was explained that the restricted funds include contingency funds of 72,551.88, along with road funds, sewer funds, and other uses. The newly appointed Treasurer will determine the balances of each.

Member name: Forrest Timberlake

Lot #: 53 and 54

B. The member asked why payroll expenses seem low. It was explained that there have been vacancies, along with new employees with lower wages.

Member name: Don Foster

Lot #: 237

C. The member commented that current employees likely do make less money than some past employees.

Member name: John Mitchell

Lot #: 546

D. The member advised the board to not allow 1-time costs to permanently influence budget decisions.

Member name: John Mitchell

Lot #: 546

E. The member, who recently resigned as board treasurer, explained that approximately \$20,000.00 was transferred from the restricted funds to the operating funds to close out calendar year 2004. These funds were held as long as possible to earn interest, but were initially intended to cover the cost of road work.

Member name: Thelma Wade

Lot #: 642

F. The member asked why Wildridge's classification was changed from RV to Class D mobile home park. It was explained that the park has evolved and changed over time.

Member name: Sue Schmelz

Lot #: 364

G. The member stated that Crawford County has a high tax rate.

Member name: Charlie ?

Lot #: 650

H. The member questioned how we are classified as a mobile home park if we have campers. It was explained that Wildridge does not exactly, cleanly fit the assessor's definitions of any one category.

Member name: Geraldine Smitley

Lot #: 284

I. The member asked what we are getting for paying such high taxes. She commented that Wildridge members should come together and maybe ask Crawford County to provide more service. It was explained that Wildridge benefits by maintaining its private status.

Member name: Joy Schmitt

Lot #: 161

J. The member asked if Crawford County provided fire protection. It was explained that volunteer fire department protection is provided.

Member name: ? Kahl

Lot #: 114

K. The member asked if a penalty was due because of late payment of property taxes. It was explained that Wildridge was not late paying, rather, Crawford County had not been up-to-date billing due to new tax assessments.

Member name: Brian Beatty

Lot #: 359

L. The member inquired as to late dues paid per the financial statements. It was explained that this was related to payroll taxes delayed in the post office during the January 2005 snow emergency.

Member name: Forrest Timberlake

Lot #: 53 and 54

A motion was made to approve the Treasurers Report.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

8. Unfinished Business

There was no unfinished business.

9. New Business

President Riley addressed the crowd. The following issues were addressed.

- Appreciation to the Park Manager, Brian Segraves, for working through a tough first year. In a very short time period, the manager has worked with several new board members, three presidents and two Treasurers. He has done a good job.
- Vandalism in the Park has slowed. The season has included vandalism in the bath house and grounds. Anyone caught will be prosecuted to the fullest extent of the law.
- Efforts continue to regulate ULV use. As of the meeting date, there had not been any serious injuries during the season.
- A new lot transfer requirement has been adopted. Any lot transferred beginning January 1, 2006 will require that the member agree to obtain a personal electric connection with Dubois REC.
- The new trash compactor is being used and is expected to allow for overall cost savings. It was necessary to convert to the compactor in order to receive continued service. The current service provider could no longer provide dumpster service for a facility with the type/amount of waste Wildridge contributes. Additionally, no other providers were interested in servicing the Park.
- The Board is working on an updated camper removal policy.
- Membership dues are in arrears totaling approximately \$17,000.00 this year. Collection of these accounts will be pursued in court. The court filing fee has increased from \$46 to \$70 per case.

10. Comments from Members

Members of the audience addressed the Board. The following topics were discussed.

A. The member inquired as to the lease amendment to require Dubois REC electric for all transfers as of January 1, 2006. She consulted with an attorney and understood the amendment to be unallowable. It was explained that Wildridge legal counsel was consulted and believes the amendment to be allowable.

Member name: Thelma Wade

Lot #: 642

B. The member stated that members not on their own electric should be required to pay additional dues/fee

Member name: Joy Schmitt

Lot #: 161

C. The member was concerned that the Wildridge attorney has changed opinions regarding lease amendment. It was explained that the lease details were examined further and the amendment to require personal Dubois REC account for transfers appears allowable.

Member name: Tonya Carter

Lot #: 248 and 249

D. The member questioned as to whether the long term goal was for all lots to be on their own Dubois REC power. It was explained that the goal was for as many as possible to have their own power. This is possible since there are approximately 50 to 70 lots that change member leaseholders each year. As of the meeting date, approximately 267 lots were already on their own power.

Member name: Brian Beatty

Lot #: 359

E. The member questioned whether Dubois REC was prepared to supply accounts for all Wildridge lots. It was explained that new substations will have the capability of providing sufficient service.

Member name: Joy Schmitt

Lot #: 161

F. The member asked that if two lots were sold together, whether they would both need service. The amended requirements were explained.

Member name: Kenny Ashby

Lot #: 243 and 244

G. The member stated that we have an option for electric service, efforts should focus on the Park's aging water and sewer systems.

Member name: Dean Roberson

Lot #: 5

H. The member inquired as to the cost of completely obtaining personal electric service. It was explained that the cost varies depending on the particulars of each lot connection.

Member name: ? Kahl

Lot #: 114

I. The member requested that the board extend pool hours during the weekdays. It was explained that the board is open to extended hours as long as there is adequate time to properly maintain the pool.

Member name: Sue Schmelz

Lot #: 364

J. The member asked if a park model camper could be placed on a lot. It was explained that this was allowable and an apology was offered for any past confusion.

Member name: C. Dugan

Lot #: 364

K. The member asked whether Park services were being disconnected for accounts switching to personal Dubois REC power. It was explained that Park services are disconnected in these cases.

Member name: Debbie Meadows

Lot #: 645

L. The member stated that the pool gate was being propped open. It was explained that all members should address these types issues when detected. Ultimately, parents must supervise their children.

Member name: John Mitchell

Lot #: 546

M. The member asked that the board consider a snack bar/service at the pool.

Member name: Joy Schmitt

Lot #: 161

N. The member expressed concern regarding vandalism and damage to park property from items such as bikes and skateboards.

Member name: Irene Alstott

Lot #: 76

O. The member stated that a bench or picnic table should be placed at playground for adults to sit and monitor their children.

Member name: ? Kahl

Lot #: 114

P. The member asked if guards opened the gate, potentially allowing holders of deactivated cards to access the park.

Member name: Debbie Meadows

Lot #: 645

Q. The member stated that the guards allowed unexpected visitors in to visit her.

Member name: Donna Gravitt

Lot #: 347

R. The member asked if access cards could be used for the pool. It was explained that this was considered in past but is costly. Additionally, the board did not want to limit access to amenities once inside the park.

Member name: Joy Schmitt

Lot #: 161

S. The member asked if other security cameras could be placed around the recreation/bathhouse area. It was explained that options are being considered.

Member name: L.B Bunch

Lot #: 480

T. The member offered his impassioned “annual speech” reminding the board that they are intended to set policy and be good stewards of the finances. Let the manger run the Park. He was concerned in the decline of the number of individuals willing to run/serve on the board. The member also commented that he believes the current board is doing a good job and does not have any personal agendas

Member name: Mr. Forrest Timberlake

Lot #: 53 and 54

11. Installation of New Board Members

The following individuals were announced as members who were selected (unopposed candidates) to serve a three year term as a Wildridge Director beginning August 13, 2005:

- Gene “Beaver” Riley
- Russ Segraves
- Mark Doran

12. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Marlin Andres

2nd Motion: All

Yes: Unanimous

No: 0

**Wildridge Association
Annual Membership Meeting
Agenda - Executive Session**

Date: August 13, 2005

1. Call to Order
2. Election of Officers
3. Unfinished Business
4. New Business
5. Adjourn

**Wildridge Association
Annual Membership Meeting
Agenda - Executive Session**

Date: August 13, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Marline Andres, Director	Mark Doran, Director
Brian Segraves, Manager	

Members Absent

Ruth Ann Reteneller, Treasurer (Excused Absence)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 12:10 a.m.

2. Election of Officers

A motion was made to appoint Gene “Beaver” Riley as board president.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

A motion was made to appoint Russ Segraves as board vice-president.

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

A motion was made to appoint Mark Doran as board secretary.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

President Riley announced that Ruth Ann Reteneller has agreed to serve as board treasurer as a result of board action from the prior week’s executive session.

3 Unfinished Business

A. Marlin Andres' invoice for piping intended for use at the miniature golf course was discussed. Mr. Andres had volunteered to lead a committee to improve the course, but the board had not authorized any purchase of materials. After discussion and agreement with Mr. Andres, a motion was made to finish the work on the course but to hold the invoice for payment from 2006 funds.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

4. New Business

A. President Riley explained that the member on lot 31 did not comply with his building permit for a shed. He will be instructed to adhere to the approved building permit and placement. A per month penalty of \$50 will be assessed for noncompliance.

Action: No action required.

B. A member (Bob Casey) requested that a 4-way stop be placed at the intersection in front of lot 314. The possible use of speed bumps in the park was also discussed. A motion was made to place a 4-way stop at this location.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

C. The ventilation of the pool room/ bath house was discussed.

Action: No action required.

5. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: August 6, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: August 6, 2005

Members Present

Gene "Beaver" Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Brian Segraves, Manager	Mark Doran, Director

Members Absent

Marlin Andres, Director - Excused Absence
Vacant, Treasurer / Secretary

Guests

None.

1. Call to Order

The general meeting was called to order by President "Beaver Riley at approximately 9:00 a.m.

2. Secretary's Report

The minutes from the July 9, 2005 meeting were read by Mark Doran. The minutes were approved as read.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Treasurer's Report

Due to the vacant Treasurer position, an actual Treasurer's report was not presented. Current financial reports are posted on the public bulletin board.

Action: No action taken.

4. Committee Reports

There were no committee reports.

5. Manager's Report

The Manager's report (see attached) was presented by Brian Segraves. The report included the following comments:

- The manager is working on getting the correct flowcounters for the front lift station. The ones picked up would not fit.
- CPA firm explained to the manager that the 2004 tax returns are still being completed and they will be completed prior to the deadline.
- Work is continuing on the restoration of the miniature golf course.
- The manager thanked those members who have been working to clean and paint the pool area.

Action: No action required.

6. Unfinished Business

A. Vice President Russ Segraves presented a draft update of the camper removal policy from August 2000 (see attached). An amended version (see attached) was adopted. The details include”

- Site plan is required.
- Camper replacement must not cover any Wildridge utilities.
- The RV must have been placed on the lot for at least ten years.
- The lot member must have on file an electrical waiver and copy of Dubois REC application for electrical service.
- No removal is authorized until the building permit has been issued. Any unauthorized removal will result in \$500 penalty to the lessee.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

The amended guidelines will be sent to legal counsel for review.

B. Elmer Smith submitted a listing of lot number with carts (31 total) he noticed with expired or no ULV tags. The list was provided by the manager in order to contact the members.

Action: No action required.

C. The manager stated that he will file the claims for unpaid dues at the court house. The filing fee has increased to \$70 per case.

Action: No action required.

7. New Business

There was no new business.

President Riley did state that he may recommend a community cleanup day in the Park in the future. No action was requested at this time.

8. Comments from Members

A. The member commented that the budget development for next year should consider and make adjustments for 1-time costs this year.

Member Name: John Mitchell

Lot #: 546

B. The member inquired as to the number of mowing contracts for this year. The manager estimated that the Park mows approximately 27 lots routinely.

Member Name: John Mitchell

Lot #: 546

9. Next Meeting

The annual open meeting was announced as Saturday, August 13, 2005 at 10:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: August 6, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: August 6, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Brian Segraves, Manager	Mark Doran, Director

Members Absent

Marlin Andres, Director - Excused Absence
Vacant, Treasurer / Secretary

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 9:50 a.m.

2. Secretary’s Report

The minutes from the July 9, 2005 executive session meeting were read by all Board members. The minutes were approved as presented.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Complaints

There were no member complaints.

4 Unfinished Business

A. President Riley stated that he had not yet spoken with the parent (Terri Smith, mother of Andrew) of a youth believed to be causing problems in the Park. He does intend to address the matter.

Action: No action required.

B. A motion was made to appoint Ruth Ann Reteneller to the Board of Directors

to serve out the 1-year remainder term of a vacant position.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Mark Doran, Russ Segraves, Ron Hart

No: Elmer Smith

Motion carried.

C. The bill for the piping intended for the miniature golf course was discussed. The matter will be discussed with Marlin Andres at the next meeting.

Action: Tabled until next meeting.

D. The manager was directed to instruct the guards to be more attentive to cart/scooter infractions and to issue citations. Ron Hart requested that the manager submit a monthly report of the citations issued and the issuing guard.

Action: No action required.

E. The manager stated that he had deactivated member gate cards for lots with unpaid dues of \$100 or more as of the final annual due date.

Action: No action required.

5. New Business

A. A discussion was held as to pranks in the restrooms that involve turning off the water valves to the toilets. The manager was asked to obtain covers/locks to prohibit unauthorized operation of the water valves.

Action: No action required.

6. Next Meeting

The annual open meeting is scheduled for Saturday, August 13, 2005 at 10:00 a.m. camp time. An executive session will follow.

7. Adjourn Executive Session

A motion was made and approved to adjourn.

Yes: Unanimous

No: 0

**Wildridge Association
Annual Membership Meeting
Agenda - General Session**

Date: August 13, 2005

1. Call to Order
2. Moment of Silent Prayer
3. Pledge of Allegiance
4. Introduction of Board (Introduction of New Members by Acclamation)
5. Introduction of Social Committee Representative
6. Secretary's Report
7. Treasurer's Report
8. Unfinished Business
9. New Business
10. Comments from Members
11. Installation of New Board Members
12. Adjourn to Executive Session

**Wildridge Association
Annual Membership Meeting
Agenda - General Session**

Date: August 13, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Marline Andres, Director	Mark Doran, Director
Brian Segraves, Manager	

Members Absent

Ruth Ann Reteneller, Treasurer (Excused Absence)

Guests

None.

1. Call to Order

The general meeting was called to order by President “Beaver Riley at approximately 10:00 a.m.

2. Moment of Silent Prayer

A moment of silent prayer was observed.

3. Pledge of Allegiance

The pledge of allegiance was recited.

4. Introduction of Board (Introduction of New Members by Acclamation)

President Beaver Riley introduced the Wildridge Board of Directors and Park Manager:

- Gene “Beaver” Riley, President
- Russ Segraves, Vice President
- Mark Doran, Acting Secretary / Acting Treasurer
- Elmer Smith, Director
- Ron Hart, Director
- Marlin Andres, Director
- Brian Segraves, Manager

Ruth Ann Reteneller was absent, but introduced as a newly appointed Director who had agreed to serve as Treasurer.

5. Introduction of Social Committee Representative

Irene Alstott was introduced as the Social Committee representative. She thanked everyone for their help and had no additional comment.

6. Secretary's Report

The minutes from the August 14, 2004 meeting were read by Mark Doran.

7. Treasurer's Report

A financial status overview as of June 30, 2005 was presented by Mark Doran.

Mark commended Wildridge Manager, Brian Segraves, for his proactive efforts to maintain the continuity of business and management of financial transaction/records during the transition of Treasurers.

The following discussion followed:

A. The member asked for a breakdown of the categories of the restricted funds. It was explained that the restricted funds include contingency funds of 72,551.88, along with road funds, sewer funds, and other uses. The newly appointed Treasurer will determine the balances of each.

Member name: Forrest Timberlake

Lot #: 53 and 54

B. The member asked why payroll expenses seem low. It was explained that there have been vacancies, along with new employees with lower wages.

Member name: Don Foster

Lot #: 237

C. The member commented that current employees likely do make less money than some past employees.

Member name: John Mitchell

Lot #: 546

D. The member advised the board to not allow 1-time costs to permanently influence budget decisions.

Member name: John Mitchell

Lot #: 546

E. The member, who recently resigned as board treasurer, explained that approximately \$20,000.00 was transferred from the restricted funds to the operating funds to close out calendar year 2004. These funds were held as long as possible to earn interest, but were initially intended to cover the cost of road work.

Member name: Thelma Wade

Lot #: 642

F. The member asked why Wildridge's classification was changed from RV to Class D mobile home park. It was explained that the park has evolved and changed over time.

Member name: Sue Schmelz

Lot #: 364

G. The member stated that Crawford County has a high tax rate.

Member name: Charlie ?

Lot #: 650

H. The member questioned how we are classified as a mobile home park if we have campers. It was explained that Wildridge does not exactly, cleanly fit the assessor's definitions of any one category.

Member name: Geraldine Smitley

Lot #: 284

I. The member asked what we are getting for paying such high taxes. She commented that Wildridge members should come together and maybe ask Crawford County to provide more service. It was explained that Wildridge benefits by maintaining its private status.

Member name: Joy Schmitt

Lot #: 161

J. The member asked if Crawford County provided fire protection. It was explained that volunteer fire department protection is provided.

Member name: ? Kahl

Lot #: 114

K. The member asked if a penalty was due because of late payment of property taxes. It was explained that Wildridge was not late paying, rather, Crawford County had not been up-to-date billing due to new tax assessments.

Member name: Brian Beatty

Lot #: 359

L. The member inquired as to late dues paid per the financial statements. It was explained that this was related to payroll taxes delayed in the post office during the January 2005 snow emergency.

Member name: Forrest Timberlake

Lot #: 53 and 54

A motion was made to approve the Treasurers Report.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

8. Unfinished Business

There was no unfinished business.

9. New Business

President Riley addressed the crowd. The following issues were addressed.

- Appreciation to the Park Manager, Brian Segraves, for working through a tough first year. In a very short time period, the manager has worked with several new board members, three presidents and two Treasurers. He has done a good job.
- Vandalism in the Park has slowed. The season has included vandalism in the bath house and grounds. Anyone caught will be prosecuted to the fullest extent of the law.
- Efforts continue to regulate ULV use. As of the meeting date, there had not been any serious injuries during the season.
- A new lot transfer requirement has been adopted. Any lot transferred beginning January 1, 2006 will require that the member agree to obtain a personal electric connection with Dubois REC.
- The new trash compactor is being used and is expected to allow for overall cost savings. It was necessary to convert to the compactor in order to receive continued service. The current service provider could no longer provide dumpster service for a facility with the type/amount of waste Wildridge contributes. Additionally, no other providers were interested in servicing the Park.
- The Board is working on an updated camper removal policy.
- Membership dues are in arrears totaling approximately \$17,000.00 this year. Collection of these accounts will be pursued in court. The court filing fee has increased from \$46 to \$70 per case.

10. Comments from Members

Members of the audience addressed the Board. The following topics were discussed.

A. The member inquired as to the lease amendment to require Dubois REC electric for all transfers as of January 1, 2006. She consulted with an attorney and understood the amendment to be unallowable. It was explained that Wildridge legal counsel was consulted and believes the amendment to be allowable.

Member name: Thelma Wade

Lot #: 642

B. The member stated that members not on their own electric should be required to pay additional dues/fee

Member name: Joy Schmitt

Lot #: 161

C. The member was concerned that the Wildridge attorney has changed opinions regarding lease amendment. It was explained that the lease details were examined further and the amendment to require personal Dubois REC account for transfers appears allowable.

Member name: Tonya Carter

Lot #: 248 and 249

D. The member questioned as to whether the long term goal was for all lots to be on their own Dubois REC power. It was explained that the goal was for as many as possible to have their own power. This is possible since there are approximately 50 to 70 lots that change member leaseholders each year. As of the meeting date, approximately 267 lots were already on their own power.

Member name: Brian Beatty

Lot #: 359

E. The member questioned whether Dubois REC was prepared to supply accounts for all Wildridge lots. It was explained that new substations will have the capability of providing sufficient service.

Member name: Joy Schmitt

Lot #: 161

F. The member asked that if two lots were sold together, whether they would both need service. The amended requirements were explained.

Member name: Kenny Ashby

Lot #: 243 and 244

G. The member stated that we have an option for electric service, efforts should focus on the Park's aging water and sewer systems.

Member name: Dean Roberson

Lot #: 5

H. The member inquired as to the cost of completely obtaining personal electric service. It was explained that the cost varies depending on the particulars of each lot connection.

Member name: ? Kahl

Lot #: 114

I. The member requested that the board extend pool hours during the weekdays. It was explained that the board is open to extended hours as long as there is adequate time to properly maintain the pool.

Member name: Sue Schmelz

Lot #: 364

J. The member asked if a park model camper could be placed on a lot. It was explained that this was allowable and an apology was offered for any past confusion.

Member name: C. Dugan

Lot #: 364

K. The member asked whether Park services were being disconnected for accounts switching to personal Dubois REC power. It was explained that Park services are disconnected in these cases.

Member name: Debbie Meadows

Lot #: 645

L. The member stated that the pool gate was being propped open. It was explained that all members should address these types issues when detected. Ultimately, parents must supervise their children.

Member name: John Mitchell

Lot #: 546

M. The member asked that the board consider a snack bar/service at the pool.

Member name: Joy Schmitt

Lot #: 161

N. The member expressed concern regarding vandalism and damage to park property from items such as bikes and skateboards.

Member name: Irene Alstott

Lot #: 76

O. The member stated that a bench or picnic table should be placed at playground for adults to sit and monitor their children.

Member name: ? Kahl

Lot #: 114

P. The member asked if guards opened the gate, potentially allowing holders of deactivated cards to access the park.

Member name: Debbie Meadows

Lot #: 645

Q. The member stated that the guards allowed unexpected visitors in to visit her.

Member name: Donna Gravitt

Lot #: 347

R. The member asked if access cards could be used for the pool. It was explained that this was considered in past but is costly. Additionally, the board did not want to limit access to amenities once inside the park.

Member name: Joy Schmitt

Lot #: 161

S. The member asked if other security cameras could be placed around the recreation/bathhouse area. It was explained that options are being considered.

Member name: L.B Bunch

Lot #: 480

T. The member offered his impassioned “annual speech” reminding the board that they are intended to set policy and be good stewards of the finances. Let the manger run the Park. He was concerned in the decline of the number of individuals willing to run/serve on the board. The member also commented that he believes the current board is doing a good job and does not have any personal agendas

Member name: Mr. Forrest Timberlake

Lot #: 53 and 54

11. Installation of New Board Members

The following individuals were announced as members who were selected (unopposed candidates) to serve a three year term as a Wildridge Director beginning August 13, 2005:

- Gene “Beaver” Riley
- Russ Segraves
- Mark Doran

12. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Marlin Andres

2nd Motion: All

Yes: Unanimous

No: 0

**Wildridge Association
Annual Membership Meeting
Agenda - Executive Session**

Date: August 13, 2005

1. Call to Order
2. Election of Officers
3. Unfinished Business
4. New Business
5. Adjourn

**Wildridge Association
Annual Membership Meeting
Agenda - Executive Session**

Date: August 13, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Marline Andres, Director	Mark Doran, Director
Brian Segraves, Manager	

Members Absent

Ruth Ann Reteneller, Treasurer (Excused Absence)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 12:10 a.m.

2. Election of Officers

A motion was made to appoint Gene “Beaver” Riley as board president.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

A motion was made to appoint Russ Segraves as board vice-president.

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

A motion was made to appoint Mark Doran as board secretary.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

President Riley announced that Ruth Ann Reteneller has agreed to serve as board treasurer as a result of board action from the prior week’s executive session.

3 Unfinished Business

A. Marlin Andres' invoice for piping intended for use at the miniature golf course was discussed. Mr. Andres had volunteered to lead a committee to improve the course, but the board had not authorized any purchase of materials. After discussion and agreement with Mr. Andres, a motion was made to finish the work on the course but to hold the invoice for payment from 2006 funds.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

4. New Business

A. President Riley explained that the member on lot 31 did not comply with his building permit for a shed. He will be instructed to adhere to the approved building permit and placement. A per month penalty of \$50 will be assessed for noncompliance.

Action: No action required.

B. A member (Bob Casey) requested that a 4-way stop be placed at the intersection in front of lot 314. The possible use of speed bumps in the park was also discussed. A motion was made to place a 4-way stop at this location.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

C. The ventilation of the pool room/ bath house was discussed.

Action: No action required.

5. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: September 10, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: September 10, 2005

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Brian Segraves, Manager

Elmer Smith, Director
Ron Hart, Director
Mark Doran, Secretary

Members Absent

Marlin Andres, Director

Guests

None.

1. Call to Order

The general meeting was called to order by President “Beaver Riley at approximately 9:00 a.m.

President Riley welcomed the return of Ruth Ann Reteneller to the Board of Directors. He also announced that he had received the resignation of the Park Manager minutes before this meeting.

2. Secretary’s Report

The minutes from the August 6, 2005 meeting were read by Mark Doran. The minutes were approved as read.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller provided a financial report for the period ending 12/30/2004. Due to the fact that she had recently returned to the Board and the Treasurer position, she had not yet had the opportunity to completely review and assess the financial information for 2005.

Ruth Ann did provide an extensive report (see attached) of her review and issues identified to date. Many matters were identified in which corrective action and adjustments are necessary. Several members expressed appreciation to Ruth Ann for returning to the Treasurers position. The treasurers report was approved as presented.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

4. Committee Reports

There were no committee reports.

5. Manager's Report

The Manager's report (see attached) was presented by Brian Segraves. The report included the following comments:

- Work on the mini-golf course is nearly completed.
- The pool will be shut down within the next couple weeks.
- Some changes need to be made for insurance purposes due to the current carrier choosing to no longer offer the type of desired coverage.

Action: No action required.

6. Unfinished Business

There was no unfinished business.

7. New Business

A. President Riley distributed information that helped describe the current specifications used for property valuation and taxing status for Wildridge (see attached). After review, it was agreed that the current specifications were appropriate for the Park.

Action: No action required.

B. A motion was made to allow the pool to remain open for one week. The closing date was scheduled as 9/19/2005, or until the current inventory of chemicals are used.

Motion: Russ Segraves

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

8. Comments from Members

A. Many members commented on the ULV rules, powers of the Board and the ability to enforce the guidelines. The discussion included many comments, along with the explanation that Wildridge is responsible for the Park policies, procedures and rules. The Board depends on laws being enforced by the proper government agencies when applicable.

Member Name: Debbie and Mike Haddon

Lot #: 259

Member Name: Bruce Weddle

Lot #: 189

Member Name: John Mitchell
Lot #: 546

Member Name: Joy Schmitt
Lot #: 161

B. Many members commented on the departure of the Park Manager and the good job he had done.

Member Name: Debbie and Mike Haddon
Lot #: 259

Member Name: Bruce Weddle
Lot #: 189

Member Name: John Mitchell
Lot #: 546

Member Name: Gary Hammond
Lot #: 543

Member Name: Joy Schmitt
Lot #: 161

C. The member asked that the Board reconsider the creation of a 4-way stop at the intersection near lot #314. Stopping here makes it difficult for vehicles towing boats/trailers.

Member Name: Gary Hammond
Lot #: 543

D. Wildridge member Mike Haddon (lot #259) volunteered to lead a committee to explore and recommend a potential training course for golf cart drivers.

Member Name: Mike Haddon
Lot #: 259

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, October 8, 2005 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: September 10, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: September 10, 2005

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Brian Segraves, Manager

Elmer Smith, Director
Ron Hart, Director
Mark Doran, Secretary

Members Absent

Marlin Andres, Director

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 10:50 a.m.

2. Secretary’s Report

The minutes from the August 6, 2005 executive session meeting were read by all Board members. The minutes were approved as presented.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Complaints

There were no member complaints.

4 Unfinished Business

A. A motion was made that Wildridge should not conduct roadblocks in the Park at this time.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

B. the potential building code infraction at lot #31 was discussed. Upon review, it was determined that lot #31 is in compliance with all guidelines. Actually, the member on lot #32 initiating the claim is not within the official boundaries. A note will be placed in the files for both lots explaining to any future buyers that they are buying "as is".

Action: No further action required at this time.

5. New Business

A. The board discussed the hiring of a new manager and some potential candidates.

Action: No action required.

B. The board decided to meet on October 15, 2005 to discuss the budget. A vote would be held on the new budget in November 2005.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, October 8, 2005.

7. Adjourn Executive Session

A motion was made and approved to adjourn.

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: October 8, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: October 8, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Ruth Ann Reteneller, Treasurer	Mark Doran, Secretary
Marlin Andres, Director	Doug Meador, Manager
Brian Segraves, Departing Manager	

Members Absent

None.

Guests

None.

1. Call to Order

The general meeting was called to order by President “Beaver Riley at approximately 9:00 a.m.

2. Secretary’s Report

The minutes from the September 10, 2005 general meeting were read by all Board members. The minutes were approved as presented.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller provided a financial report for the period ending 7/31/2005. Ruth Ann discussed the fact that the financial activity appears to be in line with the prior year information. She is still trying to obtain information and make any necessary adjustments to the prior period information.

Ruth Ann requested that the new manager address a few issues:

- Perform an inventory of equipment, including its condition, usefulness and possible modifications required for it to be considered useful.
- Send a statement to all members who currently owe payments to Wildridge. This will allow for the opportunity to correct any potential payments that are not accurately posted. The next step will be to proceed with small claims court for the accounts in arrears.

Ruth Ann also asked for the board to require two authorized individuals to approve all bank

drafts. The motion passed.

Motion: Russ Segraves

2nd Motion: Ruth Ann Reteneller

Yes: Unanimous

No: 0

The treasurers report was approved as presented.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

4. Committee Reports

There were no committee reports.

5. Manager's Report

There was no manager's report. President Riley introduced the new Park Manager, Doug Meador.

Action: No action required.

6. Unfinished Business

A. A motion was to change the 4-way stop at the intersection of lot 314 to a 3-way stop. This involves removing the stop sign on the west side, heading east (up-hill) and noting "3-way" on the remaining signs. This is intended to help vehicles pulling trailers. Requiring them to stop going up hill increases towing difficulties.

Motion: Ruth Ann Reteneller

2nd Motion: Ron Hart

Yes: Russ Segraves, Mark Doran, Marlin Andres

No: Elmer Smith

Result: Motion Passed

7. New Business

A. President Riley mentioned that he was assisting the maintenance crew on a water line dig. He stated that the crew asked if Wildridge would purchase a Water Bug pump to remove water from holes (estimated cost \$250). Current pumps used are not useful to get the job done.

The board discussed the possible purchase and requested that the manager obtain price quotes for the budget preparation meeting on October 15, 2005. Unless it is an emergency/safety issue, the equipment may be included in the budget for purchase during the next budget year (spring 2006)

Action: No action required.

8. Comments from Members

A. The member discussed the restricted funds, the intent of establishing the fund and the treatment of the associated interest earned.

Member Name: Forrest Timberlake

Lot #: 54

B. The member commented that purchase of a pump for working in trenches may not be necessary until the spring of the year since the water will be shut off in a few weeks.

Member Name: Forrest Timberlake

Lot #: 54

9. Next Meeting

The Board of Directors plans to meet for budget preparation on Saturday, October 15, 2005 at 8:30 a.m. camp time at Ruth Ann Reteneller's lot #601 and 602.

The next Board of Directors meeting was announced as Saturday, November 12, 2005 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: October 8, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: October 8, 2005

Members Present

Gene “Beaver” Riley, President	Elmer Smith, Director
Russ Segraves, Vice President	Ron Hart, Director
Ruth Ann Reteneller, Treasurer	Mark Doran, Secretary
Marlin Andres, Director	

Members Absent

Doug Meador, Manager (attended to Park business)
Brian Segraves, Departing Manager (attended to Park business)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 10:10 a.m.

2. Secretary’s Report

The minutes from the September 10, 2005 executive session meeting were read by all Board members. The minutes were approved as presented.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

3. Complaints

There were no member complaints.

4 Unfinished Business

A. Discussion was held on the approved/updated camper removal policy. It has been approved by the legal counsel and will go into effect immediately. It was determined that the manager should include information pertaining to the updated camper removal policy, electrical service requirements for transfers (effective 1/1/2006) and the deactivation for gate cards for lots in arrears in excess of \$100 should be included with the member handbook information.

No action required.

B. Russ Segraves also stated that, since we are nearing a wet season, the manager should contact the firm that will perform the assessment of the sewer system (Jeff Graham). The manager should discuss a more specific cost estimate and timetable for placing flowmeters in the sewer system for temporary monitoring. This is intended to help identify and prioritize sewer repairs.

No action required.

5. New Business

A. Russ Segraves stated that he believes the entire Board should be contacted regarding any non-incident purchases through the close of 2005. It is important to pay very close attention to expenditures until we have a better understanding of our current financial condition. Overall, the board felt that the existing policies and procedures would allow for proper oversight of the funds.

Action: No action required.

6. Next Meeting

The Board of Directors plans to meet for budget preparation on Saturday, October 15, 2005 at 8:30 a.m. camp time at Ruth Ann Reteneller's lot #601 and 602. Russ Segraves and Mark Doran both explained that they may not be present due to other commitments.

The next executive session is scheduled immediately following the regular meeting on Saturday, November 12, 2005.

7. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: November 12, 2005

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
 - B.
 - C.
5. Manager's Report
6. Unfinished Business
 - A.
 - B.
 - C.
 - D.
7. New Business
 - A.
 - B.
 - C.
 - D.
8. Comments from Members
9. Next Meeting
10. Adjourn to Executive Session

**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: November 12, 2005

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Marlin Andres, Director

Elmer Smith, Director
Ron Hart, Director
Mark Doran, Secretary
Doug Meador, Manager

Members Absent

None.

Guests

None.

1. Call to Order

The general meeting was called to order by President “Beaver Riley at approximately 9:00 a.m.

2. Secretary’s Report

The minutes from the October 8, 2005 general meeting were read by all Board members.
The minutes were approved as presented.

Motion: Russ Segraves

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller provided a financial report for the period ending 10/31/2005. This includes the presentation of routine financial statements, along with the discussion of dues in arrears. The report was accepted as presented.

Motion: Marlin Andres

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

4. Committee Reports

Ruth Ann Reteneller provided the proposed 2006 budget. It did include amendments since the budget planning meeting. The amended budget was approved unanimously.

Motion: Russ Segraves

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

A motion was made for the 2006 membership dues to be \$710 due by June 1, 2006. A \$10 per month discount would be offered for dues paid prior to June 1, 2006, making dues paid by January 1, 2006 being \$650 per lot. The motion passed unanimously.

Motion: Russ Segraves

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

A discussion was held regarding the treatment of interest earned on the Restricted Funds. A motion was made to place restricted fund interest earned into the contingency fund at the end of each year. The motion passed unanimously.

Motion: Marlin Andres

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

5. Manager's Report

The manager's report was presented by Park Manager, Doug Meador. The following were noted.

- Leave cleanup has been performed.
- Water has been shut off to lots.
- New tire purchased for security truck and new tires are needed for the dump truck.
- Gate access has been deactivated for lots with unpaid dues.

Action: No action required.

6. Unfinished Business

There was no unfinished business discussed.

7. New Business

Ruth Ann Reteneller expressed concern regarding the 2006 policy to not issue electrical rebates to new owners. She referenced Article V of the articles of incorporation. She feels the new policy does not comply with documented Wildridge guidelines requiring all members to be treated equally/consistently. The discussion included the fact that Wildridge legal counsel examined the new policy and opined that it is legal based on all guidelines. A motion was made to not adopt the new electrical requirements.

Motion: Ruth Ann Reteneller

2nd Motion: None

Motion failed.

A discussion was held regarding remote access to the Wildridge financial information using the computer system. A motion was passed to pursue this capability.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous.

No: 0

A discussion was held regarding obtaining cell phones for Wildridge use. This would make staff/officials more accessible and would likely decrease the overall cost of phone charges (e.g., long distance). A motion was passed to allow the Manager to inquire as to available plans and to use his discretion purchasing service.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous.

No: 0

8. Comments from Members

There were no comments from members.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, March 11, 2006 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: November 12, 2005

1. Call to Order
2. Secretaries Report
3. Complaints
4. Unfinished Business
 - A.
 - B.
 - C.
 - D.
5. New Business
 - A.
 - B.
 - C.
 - D.
6. Next Meeting
7. Adjourn

**Wildridge Association
Board of Directors Meeting
Agenda - Executive Session**

Date: November 12, 2005

Members Present

Gene "Beaver" Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Marlin Andres, Director

Elmer Smith, Director
Ron Hart, Director
Mark Doran, Secretary
Doug Meador, Manager

Members Absent

None.

Guests

None.

1. Call to Order

The executive session meeting was conducted concurrently with the open meeting. No Members / Visitors were present.

2. Secretary's Report

The minutes from the October 8, 2005 executive session meeting were provided to all Board members.

3. Complaints

There were no member complaints.

4 Unfinished Business

There was no unfinished business discussed.

5. New Business

Russ Segraves explained that he had contacted Humana in order to try to receive a refund for overpayments. He will provide the information to the Park Manager for additional follow-up. The contacts were designated to sign/deal with the insurance matter (Russ Segraves, Ruth Ann Reteneller, and Doug Meador).

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, March 11, 2006.

7. Adjourn Executive Session