

**Wildridge Association
Board of Directors Meeting
Special Session**

Date: January 14, 2006

Members Present

Gene “Beaver” Riley, President
Russ Seagraves, Vice President
Mark Doran, Secretary
Doug Meador, Manager

Elmer Smith, Director
Ron Hart, Director
Marlin Andres, Director

Members Absent

Ruth Ann Reteneller, Treasurer

The Wildridge board members met to meet with a professional engineer from Hydromax USA (Jeff Graham, P.E.) to discuss the Park sewer system and potential actions to address weaknesses.

While a general session board meeting was not scheduled, the board did address and act upon the following issues.

1. New fence for pool area. Three bids were received for replacing the fence around the pool area. The board reviewed written quotes and discussed the following vendor’s information:

- Brocks, bid of \$7,285.00
- Dan's Fence Co., bid of \$6,003.64
- Capital City, bid of \$20,000.00

The budget for the project was \$6,000.00. A motion was made to award the project to Dan’s Fence Co.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

2. Culvert Repair. Only one contractor submitted quotes for culvert repair projects. Schnelling Construction submitted the following:

- Upper section repair, bid of \$2,325.69
- Lower section repair, bid of \$7,500.00

The total budget for these repair projects was \$10,000.00. A motion was made to award the work for both projects to Schnelling Construction.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

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

Date: March 11, 2006

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: March 11, 2006

Members Present

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

Elmer Smith, Director
Marlin Andres, Director
Mark Doran, Secretary

Members Absent

Ron Hart, Director (Excused Absence)

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 12, 2005 general meeting and the January 14, 2006 special session were read by Mark Doran. The Minutes were approved as amended.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

3. Treasurer’s Report

Ruth Ann Reteneller provided a financial report for the period ending 12/31/2005 and February 28, 2006. This included the presentation of routine financial statements. A discussion of some “lost payments” was also conducted. There were some checks that had not been received by the payees. The report was accepted as presented.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

Ruth Ann Reteneller explained that several cases had been pursued in small claims court, with

many payments being made prior to the actual court date. Usable addresses have not been found for couple cases.

Action: No action required.

Ruth Ann Reteneller explained that she has been in contact with the Tax Accountant and that Wildridge may owe some taxes with our 2005 return. The Morgan-Keegan account statement was delayed, but Ruth Ann expects the tax return to be completed by April 15, 2006.

Action: No action required.

The board discussed the manager obtaining a credit card for business use (\$750 limit). The board had previously authorized the use of credit cards (\$1,000 limit) for the manager and selected board officers; therefore approval for a current card is already authorized.

Vice-President Russ Segraves stated that he would have the Wildridge credit card assigned to him deactivated.

Action: No action required.

Ruth Ann Reteneller and Doug Meador explained that the new health insurance policy for the Wildridge staff require that a vision care component be included. The cost is minimal (approximately \$.28 per employee per pay period). A motion was made and passed that the cost of the vision care be withheld from individual employee payroll checks.

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Marlin Andres, Elmer Smith, Ruth Ann Reteneller, Mark Doran

No: Russ Segraves

The Park Manager requested that staff be allowed to purchase drink products at cost in accordance with Wildridge's agreement with Coke. The Park has an agreement with Coke to provide the drink vending machine and product. The Manager feels that allowing staff to purchase items at the agreement rate is an incentive that will not involve the Park incurring any additional expenses. The Board felt as though this was a decision that could be made by the Manager.

Action: No action required.

4. Committee Reports

There was no committee reports discussed.

5. Manager's Report

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

- Playground improvements worked on.

- Shower House floors sealed/coated.
- Lettering and Striping updated for traffic/parking.
- Sewer Survey/Drop inspections performed.
- Culvert work ongoing.
- Fuel pump replaced on security truck.
- Tire on dump truck repaired.
- Maintenance truck radiator being repaired.
- Remote computer access working. Method used resulted in no additional cost to Wildridge.
- Manager working to reconcile lot transfers with Crawford County Courthouse records.
- Manager plans to post Wildridge rules on board in day lodge.
- Tentatively plan to turn on water around 3/27/2006, weather permitting.
- Manager continuing to research security cameras/system using IP network system. This could use existing computers as part of the monitoring system.

Action: No action required.

6. Unfinished Business

The Board generally discussed training for the security staff. The Park Manager explained he has been working on training ideas (with Mike ?), but that some issues need to be definitively determined in order to design the appropriate training. Specifically, the role / description of staff must be decided. Clarification as to whether the staff serve as gate attendants or security guards is necessary. The manager will continue to work on training with the understanding that it is desired prior to the Park's peak season.

Action: No action required.

7. New Business

The Manager is assessing the purchase of a postage meter. This is intended to allow for more efficient mail processing. Postage can be purchased over the internet and mailings processed in the Wildridge Office. Ruth Ann Reteneller requested that the manager verify the costs of bulk mail if the meter is used.

Action: No action required.

8. Comments from Members

There were no comments from members.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, April 8, 2006 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: Mark Doran
Yes: Unanimous
No: 0

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

Date: March 11, 2006

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: March 11, 2006

Members Present

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

Elmer Smith, Director
Marlin Andres, Director
Mark Doran, Secretary

Members Absent

Ron Hart, Director (Excused Absence)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 10:20 a.m.

2. Secretary’s Report

The minutes from the November 12, 2005 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

3. Complaints

A complaint was received from lot 654 (Chris Muir) regarding a neighbor’s (Marsha’s) dogs running loose. The manager plans to address the problem.

4 Unfinished Business

A refund was received from Humana for overpayments made. The Park Manager received/deposited the receipt.

Action: No action required.

The Dawson case (lot 157) was discussed. A motion was made to deny the Dawson request to for Wildridge to purchase the lot. The motion continued to state to allow the Wildridge Attorney to continue to address the situation legally as necessary.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

5. New Business

A general discussion was held regarding a safety plan for Wildridge. This included storm instructions, etc. While alert sirens are sounded under some conditions, the board decided that it was best to not give specific instructions on shelter locations, rather to allow people to act based on basic general instructions provided from more expert sources (e.g., national weather service).

Action: No action required.

Ruth Ann Reteneller explained that a valid address/contact information could not be determined for lot 687. In order to collect payments due, she requested permission to begin the foreclosure process. A motion was made and passed to begin foreclosure.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

The Park Manager requested permission to sell surplus maintenance equipment to include the following:

- Cement mixer.
- Old leaf vacuum.
- Two old John Deere garden tractor frames.
- Old Coin changer (extra part in day lodge closet).
- Toro walk-behind mower

A motion was made and passed to allow the manager to sell/auction the surplus items. Ruth Ann Reteneller stated that she will need a description of the items.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

The Park Manager described the new procedures he plans to implement for guest passes. Passes will be prepared upon request (prior notice required) and will have an expiration date of one week from issue date. This new policy will be announced in the spring newsletter.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, April 8, 2006.

Ruth Ann Reteneller announced that she would be absent from the next meeting due to a training seminar she is attending.

7. Adjourn Executive Session

The executive session was adjourned.

Yes: Unanimous

No: 0

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

Date: April 8, 2006

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 8, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Doug Meador, Manager

Elmer Smith, Director
Marlin Andres, Director
Mark Doran, Secretary

Members Absent

Ron Hart, Director (Excused Absence)
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 9:00 a.m.

2. Secretary’s Report

The minutes from the March 11, 2006 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

3. Treasurer’s Report

Doug Meador presented the financial report in the absence of Ruth Ann Reteneller. A financial statement the period ending March 31, 2006 was provided. A discussion of some “general topics included

- Outstanding 2006 dues of \$126,660
- 2004 W-2’s and W-3’s have been located/corrected
- Next small claims court date is May 12, 2006.
- A penalty was assessed for 940 tax forms. This is likely related to a misfiling that should be correctable.

The report was accepted as presented.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

Vice-President Russ Segraves stated that the Wildridge credit card assigned to him had been deactivated.

Action: No action required.

4. Committee Reports

There was no committee reports discussed.

5. Manager's Report

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

- Water was turned on as planned on around 3/27/2006, no major leaks and 8-12 water valves were replaced.
- Monitoring of surface drainage is continuing and culvert mapping has started.
- The mowing program is starting.
- General park startup for the season has begun.
- Manager continuing to research security cameras/system using IP network system. This could use existing computers as part of the monitoring system.
- The manager explained that construction debris had been placed in dumpster. This costs everyone to dump.
- Civil defense contact is being considered to explore the possibility of an alert siren being placed near the Park.
- The entrance gate (#2) experienced problems due to the weather and would not operate for a period of time on Friday April 7, 2006.

Action: No action required.

6. Unfinished Business

Potential actions to address the sewer issues were discussed. The fact that Hydromax suggested smoke testing be performed was mentioned. The equipment and materials to begin injection maintenance on the manholes was discussed. The cost of the injection machine is approximately \$3,000, and the manager estimates the initial cost of materials (resin) as approximately \$2,000. Russ Segraves discussed a product suggested by the Jeffersonville Indiana Sewer department. It was also suggested that consideration be given to purchasing the resin in 50 gallon drums instead of 5 gallon buckets. Also, Russ Segraves planned to provide a contact company in Clarksville Indiana that may have the items at a desirable price.

A motion was made to purchase the injection equipment and materials.

Motion: Marlin Andres

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

A discussion followed related to OSHA regulations for working in confined spaces. The Manager will ensure all requirements are met and required OSHA items provided prior to any work being performed.

The Board discussed training for the gate staff. The Park Manager explained the role of staff has been defined as security guards. The manager will continue to work on training with Mike Caldwell.

Action: No action required.

7. New Business

The manager explained that he is investigating the purchase of a computer system (canopy) that would allow Wildridge to provide internet access to members. Additionally, the system would allow for a new security system to be used based on IP addresses. This would allow for remote / wireless cameras and access via the World Wide Web. The estimated cost is approximately \$3,000, instead of \$1,000 to \$1,200 to repair the existing wired system.

A motion was made to purchase the computer canopy system. Since this is an unbudgeted item, the issue was tabled until the next meeting so that the Treasurer can be consulted.

Motion: Marlin Andres

2nd Motion: Russ Segraves

Action: Tabled

8. Comments from Members

There was a comment from the member on lot #45 stating that his neighbor's neglect of drainage has negatively impacted his lot.

Member Name: George Webb

Lot #: 45

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, May 13, 2006 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Yes: Unanimous

No: 0

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

Date: April 8, 2006

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 8, 2006

Members Present

Gene "Beaver" Riley, President
Russ Segraves, Vice President
Doug Meador, Manager

Elmer Smith, Director
Marlin Andres, Director
Mark Doran, Secretary

Members Absent

Ron Hart, Director (Excused Absence)
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 10:10 a.m.

2. Secretary's Report

The minutes from the March 11, 2006 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Yes: Unanimous

No: 0

3. Complaints

No complaints have been received.

4 Unfinished Business

President Riley stated that Wildridge's attorney was notified to reject the Dawson request to for Wildridge to purchase the lot. He also stated that the attorney has not responded to a question regarding a storm shelter in the Park.

Action: No action required.

An inquiry was made as to the status of the surplus equipment authorized for sale in March 2006. The manager was attending to other duties and not present to respond at the time.

The newsletter will be issued soon and will include a letter from the manager explaining that the Park rules will be strictly enforced. New policies (e.g., guest passes) will also be mentioned.

Action: No action required.

It was noted that the board has only heard of one negative comment regarding the new personal electric service requirements for lots transferred beginning January 1, 2006.

Action: No action required.

5. New Business

The manager discussed the possibility of setting a single age for operating all ULV's. He felt that 14 years old may be a compromise.

Action: No action was taken.

The manager also requested the purchase of speed bumps to slow traffic in some areas. The board asked the manager to obtain specific pricing information and to wait to consult with the Treasurer.

Action: No action was taken / Intent to table until the next meeting.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, May 13, 2006.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Russ Segraves

Yes: Unanimous

No: 0

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

Date: May 13, 2006

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 13, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ron Hart, Director
Doug Meador, Manager

Elmer Smith, Director
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Members Absent

Marlin Andres, Director (Absent)

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 8, 2006 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending April 30, 2006. A discussion of some “general topics included:

- ULV income is less than the previous year for the same period.
- Filing fees for lot transfers have increased. Utility costs are approximately \$2,000 less than the same period for the previous year.
- Electrical reimbursement expenses have increased due to building permit regulations.
- Vehicle costs are higher than anticipated.
- The small claims court cases have been addressed and are progressing.
- Issues related to credit cards assigned to Wildridge representatives were discussed. It was noted that the former Park Manager (Brian Segraves) was currently an authorized user of the existing account. It was decided to ask him to contact the bank in order to update the proper authorization status for the Wildridge account. This would allow for

the account to be managed by current Wildridge representatives and established for current business use.

The report was accepted as presented.

Motion: Mark Doran

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

4. Committee Reports

There were no committee reports discussed.

5. Manager's Report

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

- The manager read an anonymous request that was left in the complaint box. The note asked that the trash dumpster be open daily.
- The manager read a complaint from a member (Mr. Roberts) stating that the manager was not in the office when he went to pay a fee.
- The manager provided an information sheet with detailed description of the types of taxes and payment responsibilities for those associated with the Wildridge Resort.
- The manager has been obtaining price information for the possible installation of speed bumps to assist with traffic control.
- Dead trees have been addressed on one lot (#52)
- Mowing of tall lots has started.
- The manager discussed the progress of the culvert work at lot #531.
- Security staff have begun issuing citations for infractions of Park rules.
- The manager discussed a possible conflict of Indiana State Law and Park rules regarding the use of helmets for individuals under the age of 18 years old operating scooters.
- The injector equipment that will be used for sewer maintenance has been received.

Action: No action required.

- The manager explained that the pool service contractor (J-Chem) arrived later than requested to open the pool for the season. During the opening procedures, it was determined that the pool pump was locked up. The equipment is less than one year old and should be under warranty.

A motion was made and passed authorizing the manager to use his discretion and do whatever is necessary to ensure the pool is open/operational for the Memorial Day holiday weekend.

Motion: Ruth Ann Reteneller

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

6. Unfinished Business

The board decided to allow the discussion to remain tabled from the prior meeting regarding the possible purchase of a computer system (canopy) that would allow Wildridge to provide internet access to members. Also, the system would allow for a new security system to be used based on IP addresses. This would allow for remote / wireless cameras and access via the World Wide Web.

Since this is an unbudgeted item and potential unbudgeted costs for the pool are possible, the issue will remain tabled.

Action: No action required.

7. New Business

Ruth Ann Reteneller expressed concerns regarding the safety of public operation of the trash compactor. She was concerned about potential injury associated with improper use and the safety of children who may operate the equipment.

Several board members expressed the feeling that the risks of the compactor are appropriately mitigated and that injuries would likely require the intentional misuse of equipment. Operating access was granted to the general Park members after an initial period of operation with stricter controls. Procedures were adjusted and the current access implemented after the operation of the unit was better understood.

The manager was going to explore the possibility of increasing the height of the control unit in order to make it harder to access by children.

Action: No action required.

Russ Segraves discussed Indiana State law regarding fireworks. A motion was made and passed to place a notice in the upcoming newsletter to remind members that the use of aerial fireworks is prohibited in Wildridge.

Motion: Ron Hart

2nd Motion: Ruth Ann Reteneller

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

8. Comments from Members

A member inquired as to the status of mailboxes possibly being placed near the entrance of Wildridge for individual members who reside in the Park at times. The manager explained that this was being coordinated/discussed by local branches of the US Postal Service. It was also mentioned that Wildridge representatives should likely not get involved since Wildridge is officially considered a seasonal facility.

Member Name: Malcolm Zoll

Lot #: 251 and 252

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, June 10, 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: Ron Hart

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

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

Date: May 13, 2006

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 13, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ron Hart, Director
Doug Meador, Manager

Elmer Smith, Director
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Members Absent

Marlin Andres, Director (Absent)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 10:20 a.m.

2. Secretary’s Report

The minutes from the April 8, 2006 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

3. Complaints

No complaints had been received, aside from those presented in the general board meeting manager’s report.

4. Unfinished Business

President Riley stated that Wildridge’s attorney communicated the board’s rejection of the Dawson’s request for Wildridge to purchase their lot.

He also stated that the attorney had advised against providing a storm shelter. In her opinion, it would provide undesired liability concerns.

Action: No action required.

5. New Business

President Riley reminded all present that Sunday June 11, 2006 was the deadline for individuals to submit resumes for the 2006 board of governors election.

Action: No action required.

There was discussion of the number of unfinished work for building permits that had been issued in the past.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, June 10, 2006.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

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

Date: June 10, 2006

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 10, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Ron Hart, Director
Marlin Andres, Director
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 May 13, 2006 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Russ Segraves

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending May 31, 2006. A discussion of some “general topics included:

- Regarding small claims court, members with applicable arrearages have been sent letters / notices. July 21, 2006 is the next scheduled court date, with dates available in August and December 2006 too.

The report was accepted as presented.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

4. Committee Reports

There were no committee reports.

5. Manager's Report

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

- The pool pump that failed was repaired under warranty and operational for the Memorial Day holiday weekend. Wildridge has not received any invoice yet from the vendor (J-Chem) for pool startup.
- The HVAC unit in the day lodge failed a few days prior to the Memorial Day holiday weekend. The Manager obtained three price quotes (Kunkle Heating and Air \$3,765.00 Lennox Equipment, Mehringers \$5,300.00 Trane Equipment, Messmers \$6,145.00 verbal bid unknown brand.) to replace it and emailed them to the board members. Authorization was granted to have the repair done during the interim period between the May and June board meetings.
- ULV tag sale revenues have increased. Security has been issuing tickets for carts not having a tag and for under-age drivers.
- Building permit activity is increasing.
- Culvert work performed by Schnelling construction should be performed within the next week. Materials are on site.
- Some members are addressing drainage / culvert problems on their own lots.
- The manager is obtaining price quotes to have dead trees in common area near the tennis court removed. The first bid was \$850 to remove the tree, with an additional \$100 to grind the stump.
- Pool is stable. The manager has been using a new supplier for pool and janitorial supplies (Jasper Equipment). The supplier has been very responsive and has started to carry some items specifically for Wildridge.
- The Security staff has been preparing the radar gun for use. Attempts will be made to enforce the Park speed limit for all vehicles, not only golf carts.
- The Maintenance department dump truck bed rotted off and needed to be repaired.
- The manager plans to use the new injection equipment during the fall months to repair sewers. This is a more appropriate time based on use and the ideal conditions for the chemical used to seal leaks.
- An electrical waiver was located by a member who had a desire to use Park electric and personal electric for two areas on a single lot. The board had discussed this matter in the past.

Action: No action required.

Regarding the tree removal for the dead trees in the common areas near the tennis courts noted above, a motion was made for the manager to obtain a few more price quotes and then to use his discretion to award the service as long as the provider has the appropriate liability insurance.

Motion: Russ Segraves

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

6. Unfinished Business

The board decided to allow the discussion to remain tabled until the annual budget meeting regarding the possible purchase of a computer system (canopy) that would allow Wildridge to

provide internet access to members. Also, the system would allow for a new security system to be used based on IP addresses. This would allow for remote / wireless cameras and access via the World Wide Web.

Action: No action required.

7. New Business

Ruth Ann Reteneller requested that all Wildridge newsletters be mailed in the future. The spring 2006 newsletter was delivered to each lot by Wildridge staff in an attempt to have them available to members in the Park for the Memorial Day holiday.

Ruth Ann also stated that the newsletters should always include the Treasurer's report (Quarterly Summary Report), which was not included in the spring 2006 newsletter.

Action: No action required.

8. Comments from Members

A member asked the board to consider the purchase of an Automated External Defibrillator (AED). This would involve providing training for individuals/staff for its proper use. She referenced a matter over the Memorial Day holiday weekend in which a member experienced chest pains for which Emergency Medical Services were called to respond. An AED could save a life.

Member Name: Kim Hunt

Lot #: 295

Regarding the recent failure of the pool pump, the member commented regarding the need to ensure the cause of the problem is identified to avoid a repeat issue.

Member Name: Forrest Timberlake

Lot #: 53 and 54

The member inquired as to the price of the HVAC unit recently installed in the Wildridge Day Lodge to replace the unit that failed prior to the Memorial Holiday weekend.

Member Name: Forrest Timberlake

Lot #: 53 and 54

The member inquired as to the Manager's intentions with regards to hiring a pool attendant for the summer months.

Member Name: Joy Schmitt

Lot #: 161, 464 and 475

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, July 8, 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: Mark Doran

Yes: Unanimous

No: 0

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

Date: June 10, 2006

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 10, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Ron Hart, Director
Marlin Andres, Director
Doug Meador, Manager

Members Absent

None.

Guests

None.

1. Call to Order

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

2. Secretary’s Report

The minutes from the May 13, 2006 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Not present/no vote: Marlin Andres

3. Complaints

No complaints had been received.

4. Unfinished Business

President Riley reminded all present that Sunday June 11, 2006 was the deadline for individuals to submit resumes for the 2006 board of governors election.

Action: No action required.

5. New Business

The board discussed an RV service vendor (Louie Schwoeppe) providing services in the Park. It was discovered that he had allowed a female to use member property without their notification and approval. While law enforcement agencies should address legal infractions, the Wildridge board feels it would be prudent to deny this individual access to the Park. Initially, his gate cards should remain deactivated. The Wildridge legal counsel will be consulted to opine as to whether

the board can deny Park access to anyone visiting (not limited to this single individual).

Action: No action required.

Ruth Ann Reteneller requested authorization to begin foreclosure proceedings on lot #555.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Ruth Ann stated that board members contributed for a baby gift for our legal counsel. A booster seat was sent to the attorney.

Action: No action required.

Doug Meador provided information regarding comments made by a member (Joy Schmitt) in the general meeting.

Action: No action required.

Ruth Ann and Doug discussed possible uses of the funds budgeted for a pool attendant (approximately \$3,300). The possibility of providing employee bonuses was considered.

Action: No action required.

It was suggested that the security cell phone number, and possibly the manager's cell phone number, be provided to the local emergency dispatch offices so that they could contact Wildridge representatives in emergency cases. This would improve communications over solely relying on landlines (e.g., Guard out of gatehouse).

Action: No action required.

President Riley clarified that member gate cards will be deactivated in July for members with 2006 payment arrearages. The spring 2006 newsletter inaccurately noted June as the deactivation month.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, July 8, 2006.

7. Adjourn Executive Session

The executive session was adjourned.

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

Date: July 8, 2006

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 8, 2006

Members Present

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

Members Absent

Russ Segraves, Vice President (Excused Absence)

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 10, 2006 general meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Absent/no vote: Russ Segraves

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending June 30, 2006. A discussion of some “general topics included:

- Regarding small claims court, a total of 39 cases were initially filed. Several have been resolved with 26 cases remaining to be processed on July 21, 2006.
- Payroll is higher than the same period from the previous year.
- Transfer / Filing fees have increased.
- ULV tag revenue is approximately \$1,600 higher than the same period last year.
- The cost of the new HVAC unit in the day lodge was approximately \$3,681.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Russ Segraves

4. Committee Reports

There were no committee reports.

5. Manager's Report

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

- The July 4th holiday went well, with no major incidents. The carts and youth were under control.
- The radar speed gun is ready for use.
- The staff has been concentrating on the cosmetic appearance of the Park. The pool has operated well. Additional chlorine was used during the peak heat and a new chemical has been added to clean the ring around the edge of the pool.
- Trash in the dumpster has decreased. It appears several members are obtaining their own dumpsters for construction debris.
- Weeds have been sprayed in common areas.
- The culvert in the rear of the Park has been completed by Schnelling Construction, with grading still being performed.
- A second quote was obtained for the dead trees in the common areas near the tennis courts. A vendor will be awarded the work.
- A copy of the electrical waiver is expected to be delivered by the lot owner. This lot is currently operating on both Park service and an individual Dubois REC account.
- Several stop signs were removed by unauthorized individuals over the July 4th holiday. Staff attempted to get them all back in place, but one still may be missing.

Action: No action required.

6. Unfinished Business

There was no unfinished business.

Action: No action required.

7. New Business

The manager requested to purchase signage for the Park. He is interested in purchasing 27 low-impact signs (15 speed limit, 6 steep hill, 6 dangerous curve) at an approximate cost of \$570. A member is assisting with the purchase and the manager believes the Park is saving a significant amount of money versus purchasing signs from other sources.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Russ Segraves

8. Comments from Members

Several members commented on drainage problems affecting lots 235 through 238. The individuals explained that several factors hamper proper drainage. The creek on the fence-line is overgrown and will not allow water to flow freely. Also, the entire section of the Park drains into ditches/culverts that are not capable of handling the capacity.

Member Name: Don Foster

Lot #: 237

Member Name: Mary Dehart

Lot #: 236

Member Name: Rick Mittle

Lot #: 238

Member Name: John Mitchell

Lot #: 546

A member commented that suckers should be pinched off trees as part of the routine grounds keeping maintenance.

Member Name: John Mitchell

Lot #: 546

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, August 5, 2006 at 9:00 a.m. camp time.

The annual membership meeting is scheduled for Saturday, August 12, 2006.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

Absent/no vote: Russ Segraves

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

Date: July 8, 2006

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 8, 2006

Members Present

Gene "Beaver" Riley, President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary
Doug Meador, Manager

Elmer Smith, Director
Ron Hart, Director
Marlin Andres, Director

Members Absent

Russ Segraves, Vice President (Excused Absence)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President "Beaver" Riley at approximately 10:00 a.m.

2. Secretary's Report

The minutes from the June 10, 2006 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Russ Segraves

3. Complaints

No complaints had been received.

4. Unfinished Business

The board discussed an RV service vendor (Louie Schwoeppe) providing services in the Park. It was discovered that he had allowed a female to use member property without Lessee notification and approval. While law enforcement agencies should address legal infractions, the Wildridge board feels it would be prudent to deny this individual access to the Park. Initially, his gate cards were deactivated. The Wildridge legal counsel was consulted to opine as to whether the board can deny Park access to anyone visiting (not limited to this single individual). Legal counsel determined that a non-member could be prohibited from entering the Park. During the interim, the vendor had confronted Wildridge staff inappropriately and access to the Park was permanently denied.

Action: No action required.

Ruth Ann asked whether any consideration had been given to the management of the voting ballots for the August 2006 board election. Dean Roberson (lot 5) offered to provide guidance, but did not want to manage the ballot counting. He had managed the process for the past several years. It was recommended that Mike Culwell (lot 35) and Gary Wolf (lot 10) be asked to manage the ballots. The ballots will be mailed with the newsletter, which will include candidate resumes.

Action: No action required.

Ruth Ann asked whether the social committee was entirely responsible for conducting the meet the candidates forum (scheduled for Saturday July 15, 2006). She had not been contacted as a candidate to participate. President Riley stated that he would contact all of the candidates to ensure they are aware of the event. The candidates include Ruth Ann Reteneller (lots 601 & 602, Ron Hart (lot 202), Brent Geary (lots 450 & 451) and Larry Edwards (lot 80).

Action: No action required.

5. New Business

The member from lot 76 (James “Smiley” Alstott) submitted a written request for a variance in order to exceed the 1200 square foot limitation per the Wildridge building regulations. The member requested to install a carport that would exceed the lot building size limitations. The member believes his lot to be larger than most single lots; therefore it would accommodate more building size.

Some board members felt that variances should be granted for special circumstances only and that maybe changes to the rules that apply to all members should be considered instead. Concerns included the potential for the board to be perceived as inconsistent with enforcing general regulations.

The variance was granted by a vote of 3 for, 2 against.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Marlin Andres, Ron Hart, Elmer Smith

No: Mark Doran, Ruth Ann Reteneller

Absent/no vote: Russ Segraves

The Manager discussed a situation in which contract purchasers on lot 273 had been consistently disrespectful of Wildridge regulations and staff. They have committed several cart operation infractions and have verbally abused staff

The manager informed the board that he intends to send a letter to the lease owner and the contract purchaser informing them that no further infractions will be tolerated. This might include removal of the golf cart from the Park and contacting law enforcement officials as necessary.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, August 5, 2006.

The annual membership meeting is scheduled for Saturday, August 12, 2006.

7. Adjourn Executive Session

The executive session was adjourned.

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

Date: August 12, 2006

1. Call to Order
2. Roll Call of Officers (Introduction of Board Members)

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

- Moment of Silence (Prayer)
 - Pledge of Allegiance
3. Secretary's Report
 4. Treasurer's Report
 5. Managers Report
 6. Reading of Communications
 7. Committee Reports
 - Introduction of Social Committee Representative
 8. Unfinished Business
 9. Election of New Board Members
 10. Installation of New Board Members
 11. New Business
 12. Comments from Members
 13. Adjourn to Executive Session

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

Date: August 12, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Ron Hart, Director
Elmer Smith, Director
Doug Meador, Manager

Members Absent

Marlin Andres, Director

Guests

None.

1. Call to Order

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

President Riley declared the ballot box closed and explained that the Haffields (lots 221 and 222) and Burks (lots 209 and 210) would tally the votes for two seats on the 2006-2007 board of directors.

2. Roll Call of Officers (Introduction of Board Members)

President Riley Introduced the members of the board of Directors.

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

- A moment of silence was observed (Prayer).
- The Pledge of Allegiance was recited.

3. Secretary's Report

The minutes from the August 13, 2005 meeting were read by Mark Doran.

The Minutes were approved as read.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

4. Treasurer's Report

A financial status overview as of June 30, 2006 was presented by Ruth Ann Reteneller.

A discussion of some "general topics included:

- The information presented on the Quarterly Summary Report.
- Balance Sheet Information.
- Profit & Loss Report.

The following discussion followed:

A. The member stated he is on Park electric service currently and asked if he would be eligible for rebate if he went on his own power in the future.

The board reply was that he would be eligible if future rebates are offered, but the board determined the rebate offer annually during the budget process.

Member name: Larry McAllister

Lot #: 23

B. The member asked if dues should be reduced for those members not on Park power.

The board responded that the guidelines for the Park require one class of members paying the same dues.

Member name: Larry McAllister

Lot #: 23

C. The member inquired as to why Wildridge paid penalty and interest during the past year.

The board responded that these costs were associated with property taxes and withholding taxes not received.

Member name: Brian Beatty

Lot #: 359

A motion was made to approve the Treasurers Report.

Motion: Russ Segraves

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

5. Managers Report

Doug Meador explained that his plan as a manager was simple, enforce the rules and maintain the Park. He has attempted to take a proactive approach and to prevent negative occurrences.

6. Reading of Communications

None.

7. Committee Reports

Irene Alstott was introduced as the Social Committee representative. She thanked everyone for their help, and stated that more help/participation would be appreciated.

8. Unfinished Business

There was no unfinished business. The following discussion occurred:

A. The member inquired as to whether a time limit could be dictated for all lots to be off of Park Power. He believes some buildings are being constructed and remaining on Park power. He also believes members are not respectful and do not conserve park power. The board responded that the existing lease provides power if desired and that efforts such as rebates have worked well to convince members to obtain their own power.

Member name: Andy Leininger

Lot #: 94

B. The member stated that they were going to cancel their personal service for the security light on lot #79. Wildridge needs to decide if they would like to transfer the cost to a Park account.

Member name: Diana Wagner

Lot #: 79

9. Election of New Board Members

The results of the election were announced as follows:

- Ruth Ann Reteneller (lots 601 and 602) - 164 votes
- Ron Hart (lot 202) - 140 votes
- Brent Geary (lots 450 and 451) - 118 votes
- Larry Edwards (lot 80) - 89 votes

A total of 259 ballots were received, with 3 voided.

10. Installation of New Board Members

The following individuals were announced as members who were selected to serve a three year term as a Wildridge Director beginning August 12, 2006:

- Ruth Ann Reteneller (lots 601 and 602)
- Ron Hart (lot 202)

11. New Business

None.

12. Comments from Members

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

A. The member suggested that the building regulations be updated to better reflect current practices.

Member name: Gary Hammond

Lot #: 543

B. The member inquired as to the requirements for personal electricity for lot transfers. It was explained that any new transfer, even to existing members, must obtain its own electric service from Dubois REC.

Member name: Sue Hammond

Lot #: 543

C. The member inquired as why some tall lots were not mowed. The tall lot mowing regulations were discussed. While some lots may appear to need mowing, they may not meet the requirements.

Member name: John Mitchell

Lot #: 546

D. The member commented that she likes the trash compactor. It is cleaner and controls odor problems better.

Member name: Ruth Sears

Lot #: 279

13. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: All

Yes: Unanimous

No: 0

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

Date: August 12, 2006

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 12, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Marlin Andres, Director
Ron Hart, Director
Elmer Smith, Director
Doug Meador, Park Manager

Members Absent

None.

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 11:10 a.m.

2. Election of Officers

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

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

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

Motion: Ron Hart

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

A motion was made to appoint Ruth Ann Reteneller as board treasurer.

Motion: Mark Doran

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

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

Motion: Russ Segraves

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

3 Unfinished Business

A. There has not been any updated information received to address the member with both Park and Dubois REC electricity on lot #680.

Action: No action required.

4. New Business

A. Park Manager Doug Meador notified the board of the need to consult with Wildridge's legal counsel regarding problems with lease information recorded at the Crawford County Court House. He has had difficulty working with the County Recorder's office and believes he has identified several problems that they need to correct. These problems have resulted in difficulties transferring Wildridge lots.

B. Ruth Ann Reteneller expressed her wish to compile computer information to help address the problem mentioned in item A above. A motion was made to address the problems.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

C. The question was posed as to whether a building permit was issued for lot #233. The building that is currently be erected does not appear to comply with Wildridge building guidelines. The manager plans to investigate.

Action: No action required.

D. A discussion was held as to whether or not Wildridge would like to transfer the cost of the security light on lot #79 to a Park account.

Action: No action required.

E. Ruth Ann Reteneller stated that she received a written request to extend the pool hours. This will be considered for next season, as long as adequate time to maintain the pool is available. Park Manager Doug Meador stated that he has been leaving the pool open longer than the official times when possible.

Action: No action required.

F. President Riley explained that he had spoken to the owner of the land behind lots 236, 237 and 238 (John McFarrin). He believes an arrangement can be agreed upon for Wildridge to maintain the land near the fence line, including the creek, in order to improve drainage. Options are also being explored to replace inadequate drains/culverts.

Action: No action required.

5. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Ruth Ann Reteneller

Yes: Unanimous

No: 0

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

Date: September 9, 2006

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 9, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Ron Hart, Director
Doug Meador, Manager

Members Absent

Marlin Andres, Director (Absent)

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 general board meeting initially planned for August 5, 2006 was not conducted due to the fact that several board members were unable to attend. The minutes from the July 8, 2006 general meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres, Ruth Ann Reteneller

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending August 31, 2006. A discussion of some “general topics included:

- Regarding small claims court, most cases have been addressed. Remaining cases will be processed on November 3, 2006. The Sheriff will be requested to deliver the summons so that every reasonable attempt is made to contact the remaining lessee’s.
- Sewer rates are increasing, which will likely result in increased expenses for Wildridge.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

4. Committee Reports

There were no committee reports.

5. Manager's Report

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

- New road signs were purchased and have been installed. One new sign was relocated based on a member's request.
- The bearing went out on the wood-chipper. The equipment was repaired, including sharp blades installed.
- The leave vacuum has been serviced and is ready for use this fall.
- Staff have focused on regular maintenance all season and there have not been any severe equipment failures, except for the pool pump in the spring. Preventative maintenance appears to be working successfully.
- Pool chemicals have been lasting longer and performing better with the lower temperatures.
- The planned pool shutdown date is September 17, 2006. Pleasure Pools will winterize the pool.
- The Park Manager has contacted Patoka Water and Sewer in order to piggy-back training for Wildridge staff for confined spaces and OSHA requirements.
- Culvert work on and around lot #531 has been completed. Final grading has been completed and the parameter fence will be re-erected.

Action: No action required.

6. Unfinished Business

A. In response to member comments from the July 8, 2006 general board meeting, President Riley explained that he had spoken to the owner of the land behind lots 236, 237 and 238 (John McFarrin). He believes an arrangement can be agreed upon for Wildridge to maintain the land near the fence line, including the creek, in order to improve drainage. Options are also being explored to replace inadequate drains/culverts.

Action: No action required.

B. Ruth Ann Reteneller asked whether any decision / progress had been made regarding Wildridge obtaining an Automated External Defibrillator (AED). This is related to members comments from the June 10, 2006 general board meeting. President Riley agreed to follow-up on the issue.

Action: No action required.

7. New Business

A. Vice-President Segraves requested that the Park Manager provide a documented schedule of planned sewer maintenance. The manager will provide this plan and also explained that the work will require sufficient moisture for some infiltration to occur in order for the resin application to properly set up. The manager also stated that some safety equipment will need to be purchased in order to comply with applicable regulations (e.g., OSHA). As noted in the managers report, training for Wildridge staff will be coordinated with Patoka Sewer and Water.

Action: No action required.

B. Vice-President Segraves asked if three newsletters will be published this year. The Park Manager explained that two issues have already been published and the final issue will be prepared later this fall.

Action: No action required.

C. Vice-President Segraves requested that the Park Manager contact Wildridge's Insurance agent to verify that insurance coverage has been properly adjusted / increased to adequately cover potential losses. Ruth Ann Reteneller also asked the Manager to get new quotes for anticipated medical rates. This information will be useful during budget development for 2007.

Action: No action required.

D. Ruth Ann Reteneller asked that the final newsletter for 2006 address the issue of drinking and operating vehicles, including ULV's, in the Park. She also requested that the appropriateness of open-containers be addressed. This is in response to a member comment addressed / made to Ms. Reteneller.

8. Comments from Members

A. The member inquired as to the status of a second RV that has been on lot #600 for the season. The Park Manager explained that this lot lease was recently transferred and one RV will be demolished so that the lot will completely comply with the Park regulations very soon.

Member Name: John Mitchell

Lot #: 546

B. The member inquired as to why electric costs reflected on the financial statements appear high compared to last year. This might be related to "bad numbers" from last year.

The member also inquired as to the legality of the electrical waiver policy practiced by Wildridge. The member heard a rumor that it was not legal in Indiana. The Park Manager discussed an occurrence in which member was using personal electric and a neighbor's power supplied by Wildridge.

Member Name: John Mitchell

Lot #: 546

C. The member inquired as to why it seems like the chipper has failures every year due to similar circumstances. The Park Manager explained that the unit is used in excess of its intended limits.

Member Name: Forrest Timberlake

Lot #: 53 and 54

D. The member commented that the previous board changed insurance agents, not the carrier in the past. The previous insurance agent no longer offered the coverage appropriate for Wildridge.

Member Name: Forrest Timberlake

Lot #: 53 and 54

E. The member inquired as to the details of a building regulation variance approved by the board for a member. It was explained that this variance was approved during the executive session meeting on July 8, 2006 and that the details are not available for the general membership.

The member responded that executive sessions are for personnel and personal matters of a sensitive nature and that it was not appropriate to consider variances in these closed sessions. In summary, the member commented that this was Bull???? (x 2).

Member Name: Forrest Timberlake

Lot #: 53 and 54

Ruth Ann Reteneller expressed a Point of Order regarding the proper meeting format for variances to regulations to be considered.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, October 14, 2006 at 9:00 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

Absent/no vote: Marlin Andres

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

Date: September 9, 2006

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 9, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Ron Hart, Director
Doug Meador, Manager

Members Absent

Marlin Andres, Director (Absent)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 9:55 a.m.

2. Secretary’s Report

The executive board meeting initially planned for August 5, 2006 was not conducted due to the fact that several board members were unable to attend. The minutes from the July 8, 2006 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

3. Complaints

A. The Wildridge Board of Directors received a complaint regarding activities on Wildridge Lot #282. The Board discussed the complaint during this executive session. Based on the information presented and the known facts at this time, it is the determination of the Board that there is no infraction of Wildridge Lease Restrictive Covenant paragraph 13(a) associated with lot #282. A documented response will be provided for the member submitting the complaint.

Complaining Member Name: Curt Tyler

Lot #: 283

4. Unfinished Business

A. Vice President Segraves inquired as to whether an actual vote was conducted regarding the denial of access to the park for an RV service vendor (Louie Schwoeppe) who abused his access to member facilities. The board discussed the fact this access was denied by the Board President exercising his rights as Chief Executive Officer. This was supported by an opinion provided by Wildridge Legal Counsel.

Action: No action required.

B. The Manager discussed a situation in which contract purchasers on lot 273 had been consistently disrespectful of Wildridge regulations and staff. Efforts to address the problem appear to be working.

Action: No action required.

C. The status of the building project on lot#233 was discussed. The Manager had halted construction at the site due to the absence of a building permit. As of the September meeting date, no action has been taken by the lot lessee to obtain a permit.

Action: No action required.

5. New Business

A. The member from lot 314 (Bobby Casey) submitted a written request for a variance in order to exceed the 1200 square foot limitation per the Wildridge building regulations. Consideration of this matter was tabled until the October 14, 2006 general board meeting.

Action: Tabled.

B. Ruth Ann discussed potential dates to hold a budget planning meeting. The board agreed that October 28, 2006 was the preferred date.

Action: No action required.

C. Ruth Ann suggested that the Park Manager develop business practices (e.g., use of “be back” sign, creation of “to-do” notes). She explained that she feels Doug Meador was the best thing to come at Wildridge since 2002, but some improvements could be made in his management practices. Ruth Ann based some of her comments on discussions with Wildridge members.

Action: No action required.

D. The Park Manager discussed the possibility of reducing the size of limbs accepted for chipping by Park staff from 3” to 2”. This would better comply with the equipment specifications and help to protect the unit from failures.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, October 14, 2006.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

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

Date: October 14, 2006

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 14, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Marlin Andres, Director
Doug Meador, Manager

Members Absent

Ron Hart, Director (Excused Absence)

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 9, 2006 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending September 30, 2006. A discussion of some “general topics included:

- Regarding small claims court, most cases have been addressed. Remaining cases will be processed on November 3, 2006.
- This was the best year in memory for collection of outstanding dues, with only \$9,500 outstanding.
- One bad check received by Wildridge will be presented to the Crawford County Sheriff for action.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

Ruth Ann explained that the money market included some idle funds from matured investments. She discussed purchasing a certificate of deposit (CD). The amount of a CD was discussed, also considering the need for a portion of funds to be available for 2006 expenditures.

A motion was made to purchase a CD in the amount of \$60,000. The motion was approved.

Motion: Russ Segraves

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

Absent/no vote: Marlin Andres

4. Committee Reports

Irene Alstott (lot #76) spoke representing the social committee. She stated that the social committee participated in placing new boards on the picnic tables in the shelter house. She also presented a cashiers check to the Wildridge Board in the amount of \$1,075 (\$1,000 playground and \$75 for sand). Ruth Ann Reteneller discussed tax implications of the funds payable to the Park and that a preferred method of contribution might be the social committee directly paying for desired projects.

Mrs. Alstott also announced the new officers for the social committee as:

Joy Schmitt (lot 464/475), President

Irene Alstott (lot #76), Vice President

Julie Zoll (lot 251/252), Treasurer

Action: No action required.

5. Manager's Report

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

- Staff is busy winterizing the Park.
- Pleasure Pools winterized the pool and the cover was on before leaves started falling.
- Water shutdown will begin after Halloween.
- A new tube was placed on the leave vacuum.
- An increase of 15% is expected for medical insurance costs paid by Wildridge.
- An assessment of Wildridge insurance coverage of property is planned.
- Sewer work is planned to begin in the southeast section of the park. It is older and the most benefit is anticipated by starting there. The Park may need to purchase a gas analyzer and safety tripod to perform the sewer work. The Park already has a blower to inject fresh air, but it has not been inspected yet.
- Two tires have been installed on security truck.
- Equipment is being maintained routinely, making it more dependable.
- Several electrical breakers have been replaced lately.

Action: No action required.

Ruth Ann Reteneller asked that the manager be sure to document all training in order to ensure OSHA requirements can be substantiated.

Action: No action required.

6. Unfinished Business

A. In response to member comments from the July 8, 2006 general board meeting, President Riley explained that he and the Park Manager had spoken to the owner of the land behind lots 236, 237 and 238 (John McFarrin). An agreement has been signed for Wildridge to maintain the land, including the creek, in order to improve drainage.

Action: No action required.

B. Also related to drainage for the section of the Park surrounding lots #236, 237 and 238, 1 bid response was received for culverts/drain work (draining from opposite side of the road and under road and beneath lot #237 to the creek behind lot #237). Eli Snelling construction provided the following options:

- Install 100 foot of 18” diameter pipe with a T-cleanout for \$4,205.22
- Install 100 foot of 24” diameter pipe with a T-cleanout for \$5,169.42

A motion was made and passed (vote of 4 for to 1 no) to authorize the 24” diameter pipe with a T-cleanout for \$5,169.42 option, and the funding source will be determined.

Motion: Marlin Andres

2nd Motion: Mark Doran

Yes: Marline Andres, Mark Doran, Ruth Ann Reteneller, Elmer Smith

No: Russ Segraves

Mr. Segraves explained that he favored the performance of the work, but felt that the funding source should be defined prior to authorizing the expenditure.

A second motion was made and passed to authorize the 24” diameter pipe with a T-cleanout for \$5,169.42 option, and the funding source will be the sewer fund. This was believed to be appropriate since the drainage project work should decrease sewer infiltration.

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

C. President Riley explained that the Wildridge legal counsel did provide an opinion regarding Wildridge obtaining an Automated External Defibrillator (AED). It is the Attorney’s opinion that Wildridge would be responsible/liable for the AED unit and its use.

Action: No action required.

7. New Business

A. Park Manager Doug Meador opened the discussion of road maintenance. He feels it is time to have Wildridge roads seal-coated. Further discussion led to the option of crack sealing instead of coating the entire surface.

A motion was made and passed to authorize the Manager to have the roads crack sealed, with expenditures not to exceed \$5,000.00

Motion: Russ Segraves

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

B. The Wildridge regulations regarding the installation of carports were discussed. Specifically, Mark Doran discussed amending the Wildridge building codes and restriction Article IV, J1 to remove the language “They will be included in the 1200 sq. ft. allowable in the building rules”. Several members of the audience commented on the safety of these carports (ability to sustain wind damage, etc.).

Action: The discussion was tabled.

8. Comments from Members

A. The member inquired as to whether it might be better to have a contractor perform the sewer maintenance work. The board explained that it met with a consultant in January 2006. The consultant recommended that Wildridge could provide ongoing sewer maintenance in a more efficient and effective manner. This will promote a proactive approach to continuous improvement of the system.

Member Name: John Mitchell

Lot #: 546

B. The member inquired as to whether it would be allowable to run personal electric to their second lot. The board discussion included ensuring the electrical mains were properly marked.

Member Name: Ruth Ann Reteneller

Lot #: 601 and 602

C. The member inquired as to why the Park’s electrical utility expense appears to be \$14,000.00 over the same period last year. The Board explained that the previous year financial information may not be accurate enough to be relied upon for analysis.

Member Name: John Mitchell

Lot #: 546

D. The member commented that the drain in the boat storage area behind her lot does not flow properly. The Wildridge Manager can view the situation and ask the neighboring business for their cooperation, but this is not on Wildridge property. Action is dependent upon the land owner as to what can actually be done.

Member Name: Irene Alstott

Lot #: 76

E. The member asked that the Board use the public address system during open meetings so that the audience can hear better.

Member Name: John Mitchell

Lot #: 546

9. Next Meeting

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

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

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

Date: October 14, 2006

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 14, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Marlin Andres, Director
Doug Meador, Manager

Members Absent

Ron Hart, Director (Excused Absence)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 10:45 a.m.

2. Secretary’s Report

The minutes from the September 9, 2006 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

3. Complaints

A. The Wildridge Board responded in writing (9/11/2006) to a complaint received regarding activities on Wildridge Lot #282. Based on the information presented and the known facts at this time, it was the determination of the Board that there was no infraction of Wildridge Lease Restrictive Covenant paragraph 13(a) associated with lot #282. The Complaining member provided another documented commentary (undated). The Board determined no further response was appropriate.

Complaining Member Name: Curt Tyler

Lot #: 283

B. The Wildridge Board of Directors received a complaint dated September 30, 2006 regarding water drainage on Wildridge lot #282. The Board discussed the complaint during its executive session meeting on October 14, 2006. Based on the information presented and physical

examination of the described problem area, it is the determination of the Board that there is no infraction of Wildridge regulations. The situation is not a matter to be addressed by the Wildridge Board of Directors. A documented response will be provided.

Complaining Member Name: Curt Tyler

Lot #: 283

4. Unfinished Business

A. The status of the building project on lot#233 was discussed. The Manager had halted construction at the site due to the absence of a building permit. As of the October meeting date, no action has been taken by the lot lessee to obtain a permit. The manager was directed to send a letter to the lease holder informing them of a time frame to obtain a building permit.

Action: No action required.

B. An electrical service waiver has been located for lot #680. It was dated May 19, 2004 and signed by the lease holder (Thomas Koop) and Wildridge President (John Mitchell). Records indicated that the lease holder was not issued an electrical reimbursement incentive payment.

Currently, the single lot is serviced by both personal electric and Park electric. The Manager will address the situation.

Action: No action required.

5. New Business

A. Ruth Ann stated that she distributed updated member rosters via email.

Action: No action required.

B. Ruth Ann announced the budget planning meeting will be held at lot 601/602 at 9:00 a.m. October 28, 2006.

Action: No action required.

6. Next Meeting

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

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

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

Date: November 11, 2006

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 11, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Marlin Andres, Director
Doug Meador, Manager

Members Absent

Ron Hart, Director (Excused Absence)

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 14, 2006 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending October 31, 2006. A discussion of some “general topics included:

- Ruth Ann explained that she has cashed matured CD’s recently. Interest of \$5,482.00 will be credited to the contingency fund.
- The tax expense for the period appears low because the expenses were actually paid after the reporting period (paid in November 2006).
- Ruth Ann stated that she did not attend the latest small claims court. Two individuals were contacted regarding bad checks.
- Ruth Ann explained that she did purchase a new CD in the amount of \$50,000.00. A motion was approved during the October board meeting to purchase a \$60,000.00, but Ruth Ann determined it was best to purchase the lesser amount to ensure adequate cash is available for operating costs.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

4. Committee Reports

None.

5. Manager's Report

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

- Park water service has been shut off for the season. Staff have investigated wet spots to verify they are ground water.
- Leave fall has been heavy. Wildridge has been using two dump sites nearby, but access is limited when the ground is wet.
- The manager is still working on obtaining information to assess the Parks insurance coverage.
- The staff is preparing to begin sewer maintenance. The required training has been attended (President Riley performed a telephone vote to contact members regarding expending funds for the training) and standards manuals have been obtained. The manager has also obtained information to develop an internal manual, along with the required OSHA compliance documentation. The necessary equipment will be purchased (tripod, gas analyzer, harnesses). The manager will also meet with officials from Jasper and Huntingburg to discuss requirements.
- The fence along the rear of the park has been re-erected now that the drainage repair and grading is completed.
- The manager plans to inspect the property (McFarrin) that borders Wildridge behind lots #236, 237 and 238. He can assess potential drainage work after the weed growth has died.
- A line locator was acquired to assist maintenance locate underground utilities.
- The dump truck is in need of at least two new tires. Also, the truck will be licensed more accurately in order to ensure compliance with Department of Transportation requirements (change from 11,000 to 10,000 gross weight).
- Crack sealing has been started on the road surfaces. A few spots have been identified that seal coating won't address. The cost is approximately \$.50 per foot to address the entire park.
- The flowmeter on lift station #2 is inaccurate. The manager will try to have it recalibrated to address the problem.
- The manager felt it would be appropriate for the board to send a thank you card to Eli Snelling for allowing the Park to dump leaves on his property. He has made road improvements for the use.

Action: No action required.

6. Unfinished Business

A. Vice-President Segraves agreed to prepare a proposal for consideration to amend the Wildridge building codes and restriction Article IV, J1 regarding metal carports. Discussion is planned for the March 2007 general board meeting.

Action: The discussion was tabled.

7. New Business

A. Ruth Ann provided the 2007 proposed budget along with a drafted dues notice for members. The proposed 2007 budget was presented and approved. It included the following details:

- 2007 will be the last year for electrical rebates. No rebates effective 1/1/2008.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

- Manager will distribute a 3.3% wage increase over final payroll cost of 2006 at manager's discretion.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

- The Wildridge Association will pay \$325 plus AD&D and Life toward the cost of medical insurance for employees whose annual hours average 32 hr/wk.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

- The acoustics in the meeting room will be addressed so that members can hear at the open meeting. Costs to come from maintenance.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

- Discount will remain at \$10.00.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

- Dues will be due by June 1 at a cost of \$780/lot. Discount will be \$10.00/month payable on Dec 1 or after. Penalty will be \$10/month starting July 1.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

B. Ruth Ann explained that there is currently no agreement on file for two signors on the Morgan Keegan accounts. She provided the appropriate documentation to record any two board officers and the manager to authorize checks.

Action: No action required.

C. A discussion regarding the fall newsletter was held. It was determined to include the dues notice with the newsletter and send them first class mail. The newsletter should include commentary on the upcoming sewer work. Also, the newsletter should include a thank you to

Eli Snelling for helping the park keep costs associated with leaf dumping down. The newsletter should be mailed out around the first day of December.

Action: No action required.

D. It was agreed that the Park will pay for turkeys for employees for holiday gifts. Last year, Manager Doug Meador paid for employee gifts using his personal funds.

Action: No action required.

E. The Manager shared information regarding sewer maintenance equipment. He likely plans to purchase a complete confined space entry system at a cost of approximately \$2,425.00.

Action: No action required.

F. A discussion was held to consider evaluating a potential contract with Patoka Sewer and Water to better manage utility costs. No one is aware of a contract currently in place.

Action: No action required.

G. A discussion was held regarding the replacement of current beverage machines with a year-round machine that dispenses 20 oz. plastic bottles.

Action: No action required.

8. Comments from Members

A. The member commented that trash should be removed from plastic bags that are filled with leaves to be collected.

Member Name: Gary Mills

Lot #: 227

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, March 10, 2007 at 9:00 a.m. camp time.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

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

Date: November 11, 2006

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 11, 2006

Members Present

Gene “Beaver” Riley, President
Russ Segraves, Vice President
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
Marlin Andres, Director
Doug Meador, Manager

Members Absent

Ron Hart, Director (Excused Absence)

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 11:10 a.m.

2. Secretary’s Report

The minutes from the October 14, 2006 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Complaints

No complaints were received.

Action: No action required.

4. Unfinished Business

A. President Riley discussed drainage problems on and around lots #41 and 42. The nature of the problems makes it the responsibility of the lease holders.

Action: No action required.

5. New Business

A. The Park manager discussed the possibility of designating a portion of the pool area as

smoking and placing ash trays in this area. He was advised to leave the entire pool area non-smoking.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, March 10, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0