

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

Date: March 10, 2007

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 10, 2007

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 November 11, 2006 general meeting were read by Mark Doran. The Minutes were approved.

Motion: Marlin Andres

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending February 28, 2007. Financial reports for the following periods were provided:

- As of February 28, 2007
- As of January 31, 2007
- As of December 31, 2006
- 2006 budget versus actual.

The following topics were discussed.

- Ruth Ann explained that the Park Manager attended the most recent small claims court date. Three cases have been closed and a fourth case is closing.
- Ruth Ann explained that we will now be paying withholding taxes on-line.
- Ruth Ann explained that \$5000 was placed in three restricted funds (building, equipment, recreation area) and \$10,000 to the road fund as of January 2007. Also, interest from restricted funds in the amount of \$6,426.32 was credited to the contingency fund.

President Riley asked if there was any documented cap for the contingency fund. It was discussed that the fund was established in approximately 1996 and that the board meeting minutes from that period would contain the information establishing the fund.

The financial report was approved.

Motion: Marlin Andres

2nd Motion: Elmer Smith

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.

- Sewer repair project has been started. All necessary equipment has been purchased. Readings are lower, not sure if attributable to repairs yet or not.
- Mechanical problems have been addressed in several areas (furnace gas valve, water heater replaced, new drains in shower house, security pickup used two starters-one replaced under warranty).
- Crack sealing in the roads is completed; a few pot-holes seem to be developing. Total cost of \$5,000, only 50% billed for as of the meeting date.
- Drainage repair @ lots 236-237 underway. Maintenance will begin assessing the drainage area/ditch behind the lots now.
- Electrical services are still being examined to identify lots with both personal and Park service. Disconnects will continue.

Action: No action required.

6. Unfinished Business

A. Vice-President Segraves prepared a proposal for consideration to amend the Wildridge building codes and restriction Article IV, J1 regarding metal carports (see attached). The following amendments were made and the proposal passed.

- Building section should include "as with any new structure, the building permit must be approved prior to any construction being initiated for any carport exempt from the square footage requirements".
- The carport must be installed in accordance with the manufacturer's specifications, not to exceed 13 feet in height.
- References should be changed from "20 feet X 20 feet" to "400 square feet".
- The reference to "utility/storage" should be removed.
- #2 should read "the carport must be separated from all other structures by a minimum of 2 feet of clear space."
- #4 should read "The lot must have a minimum pervious area (grass or green space) of at least 25% of the lot area."

Motion: Marlin Andres

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

7. New Business

A. Ruth Ann explained that Wildridge's legal counsel requested additional information in order to complete the foreclosure on lot #563. After discussion, it was determined that the lessee family would be the appropriate contact for the information being requested.

Action: No action required.

B. President Riley discussed attempts to locate a contract between Wildridge and Patoka Sewer and Water regarding sewer rates. He explained that the current legal counsel (Tucker and Tucker) was not retained by Wildridge when the initial discussions took place and a contract can not be located by any other sources, thus may not exist.

Action: No action required.

C. The board and manager were asked to review the member handbook. The manager intends to publish an updated version for this spring (May 1, 2007).

Action: No action required.

8. Comments from Members

None.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, April 14, 2007 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:

Yes: Unanimous

No: 0

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

Date: March 10, 2007

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7. Adjourn

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

Date: March 10, 2007

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 10:40 a.m.

2. Secretary's Report

The minutes from the November 11, 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. The Park manager explained that Park electric will be disconnected from Lot #680 since the waiver was located in Fall 2006.

5. New Business

A. Ruth Ann requested to foreclosure on lot #692. Small claims process was started, but no address is available and no response has been received for current year dues notice.

Approximately \$1,500 is owed.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

B. Foreclosure is not complete, but the following lots were identified as potentially available in the future to be placed “for sale” by Wildridge.

- Lot #555, \$2,310 owed
- Lot #563, \$1,632 owed
- Lot #587, \$2,312 owed

Action: No action required.

C. Vice President Seagraves discussed the no smoking policy in the day lodge.

Action: No action required.

D. Park Manager Doug Meador plans to have the Spring newsletter printed by May 1, 2007.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, April 14, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Marlin Andres

2nd Motion:

Yes: Unanimous

No: 0

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

Date: April 14, 2007

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

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

Date: April 14, 2007

Members Present

Gene "Beaver" Riley, President
Ron Hart, Director
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

Elmer Smith, Director
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 March 10, 2007 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

3. Treasurer's Report

Ruth Ann Reteneller presented the financial report for the period ending March 31, 2007 were presented.

The financial report was approved.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

The following topics were discussed.

- Ruth Ann explained that two lots (#555 and #587) are in the final stages of foreclosure. She stated that Wildridge normally purchases the lots at the Sheriff sale.

Action: No action required.

- Ruth Ann made a motion to begin paying employees via direct deposit. She stated there was a \$50 setup fee, \$50 annual fee in order to process 50 transactions per month. Additional transactions would cost 25 cents each. Currently, processing actual checks can cost approximately \$30 per month considering postage/UPS charges, etc. She anticipates annual savings using direct deposit. The park manager has inquired as to how staff members feel and they agree direct deposit will work well.

The motion to pay employees via direct deposit was approved.

Motion: Ruth Ann Reteneller

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

- Ruth Ann made a motion to begin paying employees bi-weekly instead of weekly. She explained that this would help with the timing related to payroll processing.

There was no 2nd to the motion to pay employees bi-weekly.

Motion: Ruth Ann Reteneller

2nd Motion: None

- Ruth Ann discussed re-designing the employee time sheets and using electronic forms. The Park Manager had also considered this improvement.

Action: No action required.

- Ruth Ann discussed the segregation of financial/banking activity between herself and the Park Manager.

Action: No action required.

4. Committee Reports

None.

5. Manager's Report

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

- The Park experienced a few water line freezes after the April 1, 2007 turn-on.
- Two new security guards have been hired and one was released.
- The sand in the pool filters need to be changed. The manager intends on having the pool ready to open by mid-May.
- Staff are installing the tennis net, volleyball net and basketball goal nets and will have ready to use by the first of May.
- The manager stated there are an increasing number of inquiries regarding the camper removal policy. Members are considering building on their lots.
- Staff are continuing to disconnect unauthorized electric connections to Park power.
- Electrical costs seem to be high. Ruth Ann asked to Manager to contact Dubois REC for electrical rates from 1987 to present.

- Wildridge still has not been billed for the second portion (50%) of the crack-sealing for the roads performed several months ago.

Action: No action required.

6. Unfinished Business

A. During the March 2007 meeting, the Park Manager asked the Board to review the member handbook for discussion during the April 2007 meeting. A brief discussion occurred. The manager intends to publish an updated version for this spring (May 2007).

Action: No action required.

7. New Business

A. Ruth Ann explained that Wildridge's legal counsel recommended that changes to Park rules be amended to the association by-laws and filed with the County.

8. Comments from Members

None.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, May 12, 2007 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 14, 2007

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7. Adjourn

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

Date: April 14, 2007

Members Present

Gene "Beaver" Riley, President
Ron Hart, Director
Ruth Ann Reteneller, Treasurer
Mark Doran, Secretary

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

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 9:50 a.m.

2. Secretary's Report

The minutes from the March 10, 2007 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

3. Complaints

No complaints were received.

Action: No action required.

4. Unfinished Business

A. Foreclosure is not complete, but the following lots were discussed.

- Lot #555, \$2,310 owed, will be scheduled for Sheriff auction
- Lot #587, \$2,312 owed, will be scheduled for Sheriff auction
- Lot #563, \$1,632 owed, lease holder plans to sign over rights to Wildridge.

Action: No action required.

B. Park Manager Doug Meador plans to have the Spring newsletter printed by May 2007. Elmer Smith stated that Sue Burke (lots #209 and 210) was willing to help.

Action: No action required.

5. New Business

None.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, May 12, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

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

Date: May 12, 2007

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.
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 - 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 12, 2007

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, 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 April 14, 2007 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Marlin Andres

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending April 30, 2007.

The financial report was approved.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

The following topics were discussed.

- The next small claims court date is June 1, 2007.
- One lot is ready for the next progression step towards foreclosure.

Action: No action required.

4. Committee Reports

None.

5. Manager's Report

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

- The pool is full of water and the pump is circulating, after a minor startup problem. The manager intends on having the pool ready to open by mid-May.
- The staff is still working on several water digs. The April 2007 water bill was extremely high. Patoka Water and Sewer contacted Wildridge regarding the above ordinary usage. A leak was located (near lot #558) and Patoka Water and Sewer granted an adjustment to the bill. One annual adjustment is allowed in these types of cases. One more major water dig is planned within the next week.
- The mowing program has started for the season and guidelines will be strictly enforced.
- The manager has made repeated attempts to contact the lessee of lot #233 regarding the non-compliant construction on the lot. While the most recent certified return-receipt letter was received, there has been no response. Wildridge will begin to disassemble the project and stack the lumber on the lot after May 21, 2007.
- The manager has received complaints regarding loud / vulgar music in the Park. He will enforce guidelines regarding improper / nuisance noise. The board members pledged support of his efforts.
- The crack-sealing for the roads was completed under budget. The remaining funds were used to seal the entire road surface near the main entrance. Striping will be completed within the next week. Some areas still need road maintenance to avoid additional pot-holes / road crumbling.
- An anonymous donor has provided a striping unit and paint. This will be used to strip parking lots and stop bars at traffic signs.
- The Manager contacted Dubois REC regarding historical electric rates. He learned that the rates had not been increased since 2001, and the prior increase was 12 years before.

Action: No action required.

6. Unfinished Business

A. During the March 2007 meeting, the Park Manager asked the Board to review the member handbook and discussion continued during the April 2007 meeting. During the May 2007 meeting, Marlin Andres suggested that a draft be prepared for review and discussion.

Action: No action required.

B. Vice-President Segraves followed up on his past inquiry as to the appropriateness of the insured value of Park property. He is concerned as to whether the insured replacement cost has been updated to approximate current market. The Manager has discussed insurance policies and will continue to address the concern.

Action: No action required.

C. President Riley provided information from his research of the Park's contingency fund. He referenced prior year meeting notes and documents to determine the following:

- A survey was distributed to members inquiring as to whether they favored the establishment of a contingency fund in 1994. 217 responded in favor and 112 against the fund.
- The board authorized the establishment of a fund through lot lessee annual contributions of

\$50 each in 1995 and 1996.

Action: No action required.

7. New Business

A. A discussion was held regarding the operation of mini-chopper scooters. Mr. Danny Brown of lot #677 addressed the board in favor of these scooters. These are 49cc scooters and were determined to be covered by current ULV guidelines. The board also discussed possibly assessing the ULV guidelines in the future.

Action: No action required.

B. A motion was made to not allow any self-propelled skate boards to be operated in the Park. These types of items are excluded from allowable ULV operation at Wildridge.

Motion: Ron Hart

2nd Motion: Ruth Ann Reteneller

Yes: Unanimous

No: 0

C. The Manager discussed providing an extra dumpster temporarily for cleanup to beautify the Park. He explained that a 20 yard dumpster for larger items would be cost effective considering the cost of emptying the larger compactor.

A motion was made to provide a dumpster for one week, twice per year before the Memorial Day holiday and after the Labor Day holiday. In the future, this schedule will be announced in the newsletter.

Motion: Marlin Andres

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

8. Comments from Members

Member name: Gary Mills

Lot #: 227

The member, who is a former board member, stated he is glad he does not have to address the noise and scooter issues.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, June 9, 2007 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: May 12, 2007

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 12, 2007

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, Manager

Members Absent

None.

Guests

None.

1. Call to Order

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

2. Secretary’s Report

The minutes from the April 14, 2007 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

3. Complaints

No complaints were received.

Action: No action required.

4. Unfinished Business

A. The Manager informed the board that the member on lot #680 plans legal action in response to Park power being disconnected. The Park has a signed waiver from Dubois REC for the lessee from June 2004. The lot does have personal electric connected.

Action: No action required.

B. Some board members expressed the feeling that ULV guidelines should be made stricter.

Action: No action required.

5. New Business

None.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, June 9, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Marlin Andres

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

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

Date: June 9, 2007

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 9, 2007

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 9:00 a.m.

2. Secretary’s Report

The minutes from the May 12, 2007 general meeting were read by Mark Doran. The Minutes were approved

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending May 31, 2007.

The following topics were discussed.

- Sewer utility rates have increased.
- The June 1, 2007 small claims court date was delayed until July 16, 2007. The Sheriff will serve notices.
- The small claims dates for 2007 dues will be in August /September.
- Direct deposit for employee payroll will begin for the next pay period.
- There is a technical problem impairing communication of the Treasurer’s computer with the Park Managers Computer.
- Ruth Ann reminded the board that she had offered to provide an electronic copy of the old version of the member handbook in order to edit for the new version. She noticed that the version she had was not complete/updated. She recommended that the Manager contact legal counsel for the most up-to-date version of an electronic file.

The financial report was approved.

Motion: Elmer Smith

2nd Motion: Russ Segraves

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.

- An incident occurred over the Memorial Day weekend in which EMS was called. An individual fell off of a golf cart and hit her head.
- The enforcement of ULV regulations is going well.
- The striping of the road at the Park entrance is complete.
- There was road damage from a tri-axle vehicle in the vicinity of lots #347 to #349. The lot lessee responsible for the activity that resulted in the damage has agreed to pay for the repair of the road.
- Equipment repair costs are high. Both golf carts and some equipment has required extensive repair.
- Water digs are completed. The sewer bill was extremely high. Patoka Water and Sewer will be contacted for an adjustment of excessive output due to a water leak. Patoka Water and Sewer granted an adjustment to a recent water bill and Wildridge will request the same for the sewer bill. One annual adjustment is allowed in these types of cases.
- There has been some minor vandalism occurring. Security is aware of the problem.
- Maintenance plans to paint the wooden fence near the tennis courts.

Action: No action required.

6. Unfinished Business

None.

7. New Business

A. President Riley stated that the pool was busy over the Memorial Day holiday. He stated that members and guests should help to keep the restrooms clean, including flushing toilets. He thanked Mrs. Kirby for her help in checking the womens restroom.

Action: No action required.

B. Ruth Ann made a motion to transfer \$30,000.00 of operating funds to the restricted account until a property tax bill is received. Since the tax bills may be delayed, she wants to ensure the unpaid obligation is planned for until the bill is received. This will help avoid expending funds

intended to taxes for other operating costs. The motion was approved.

Motion: Ruth Ann Reteneller

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

C. Doug Meador discussed the possibility of placing stop signs at every intersection of Park roads. He believes this could slow traffic and promote a safer driving environment. He also referenced a risk assessment to be performed by an insurance provider. This information could be used in order to assess the Parks ULV regulations.

A recommendation was made that the Park Manager prepare a map of existing and proposed stop signs. This map, along with an insurance risk assessment, could be considered during the decision making process.

Action: No action required.

D. An inquiry was made as to the condition of the laundry machines in the day lodge. The manager explained that all machines are currently operational, but are getting old. Elmer Smith discussed the possibility of the social committee replacing the laundry machines.

Action: No action required.

8. Comments from Members

Member name: James McCarthy

Lot #: 561

The member inquired whether or not the Park intended to mow lot #606. The manager affirmed that the lot will be mowed.

Member name: John Mitchell

Lot #: 546

The member commented that individual Park members have the right to be placed on the agenda to speak at meetings if they provide written notification to the Board President in advance.

Member name: John Mitchell

Lot #: 546

The member commented that drainage issues around the tennis courts should be addressed before the surface is coated/re-stripped.

Member name: John Mitchell

Lot #: 546

The member commented that any planned changes in the member handbooks should correspond to related changes in the Park by-laws and be filed with the County Courthouse.

Member name: John Mitchell

Lot #: 546

The member inquired as to whether the tile floor in the day lodge had been stripped this year. He stated that the tile was expensive and the floor should be maintained properly. The manager

explained that the floor will be cleaned when time allows, but that other projects have taken priority during the winter months (e.g., manhole sealing).

Member name: John Mitchell

Lot #: 546

The member commented that the area inside the door to the recreation area of the day lodge was wet during the Memorial Day holiday. This was likely due to traffic from the swimming pool. The manager explained that he had tried to keep the area mopped dry as much as possible.

Member name: John Mitchell

Lot #: 546

The member commented about the increase in equipment repairs in the financial statements for the period ending May 31, 2007. He asked whether we spend too much on some equipment for repairs. The manager explained that he monitors this activity and hopes to use the equipment replacement fund for some future needs.

Member name: John Mitchell

Lot #: 546

The member inquired as to the maintenance of the McFarrin property, which borders behind lots in the vicinity of 236/237/238. Wildridge has agreed to limited maintenance of the property in return for the right for access in order to maintain drainage. Drainage improvements made by Wildridge, along with drainage improvements on the bordering county road, are expected to address problems.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, July 14, 2007 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
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**Wildridge Association
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Date: June 9, 2007

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 executive session meeting was called to order by President "Beaver" Riley at approximately 9:45 a.m.

2. Secretary's Report

The minutes from the May 12, 2007 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

3. Complaints

Individuals from Lot #274 filed a written complaint dated May 26, 2007 regarding the operation of unlicensed vehicles (ULV) by drivers under the age of 16. It was determined that the individuals filing the complaint were not the lot lessee of record. President Riley planned to follow-up with the Park member.

Action: No action required.

4. Unfinished Business

A. President Riley discussed a letter from an attorney representing the member on lot #680 (Tom Kopp) referring to legal action in response to Park power being disconnected. The Park has a signed waiver from Dubois REC for the lessee from June 2004. The lot does have personal electric connected. Wildridge's legal counsel provided a written response. No other actions have occurred as of the date of the board meeting.

Action: No action required.

5. New Business

A. Ruth Ann Reteneller discussed a situation in which members were receiving electric rebate checks after they had sold their lot leases. This can occur when a member installs personal electric in order to sell a lot. The lot closing may occur before the electric rebate transaction is completed. Therefore, checks are paid to individual who are no longer Park members. Some members felt this might be a legal loop-hole in that the transaction was implemented during the effective of the membership and the first Dubois REC bill is processed in the name of the former member.

Action: No action required.

B. Elmer Smith inquired as to the compliance of the carport on lot #144. He understands the lot to exceed 400 sq. ft. It was explained that this structure was erected under the standard building regulations instead of the carport exemptions. Therefore, it can be up to 1200 sq. ft. on this single lot.

It was stated that this structure size (512 sq. ft.) requires the lot to have its own electric service. The manager was directed to follow-up on this matter.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular meeting on Saturday, July 14, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

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

Date: July 14, 2007

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 14, 2007

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 9:00 a.m.

2. Secretary’s Report

The minutes from the June 9, 2007 general meeting were read by Mark Doran. The Minutes were approved.

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 June 30, 2007.

The following topics were discussed.

- Based on an approved motion from the June 2007 board meeting, Ruth Ann transferred \$30,000.00 of operating funds to the restricted account until a property tax bill is received. Since the tax bills may be delayed, she wants to ensure the unpaid obligation is planned for until the bill is received. This will help avoid expending funds intended to taxes for other operating costs.
- Ruth Ann discussed examples of some categories in which there are higher percentage variances from 2007 versus 2006 expenses (office supplies, postage, repairs, utilities).
- Ruth Ann explained that two cases were planed to be pursued in small claims court. One case paid and one case was still outstanding.
- Direct deposit for employee payroll began and has worked well for two payroll weeks.
- There is still a technical problem impairing communication of the Treasurer’s computer with the Park Managers Computer. New software will be purchased to address the problem.

- Ruth Ann discussed contacting the Wildridge legal counsel to obtain the most up-to-date version of an electronic file of information to be used for an updated handbook. Based on the discussion from the June 2007 board meeting, the Manager has contacted the legal counsel and is working to obtain whatever information is available.

The financial report was approved.

Motion: Mark Doran

2nd Motion: Elmer Smith

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.

- There have been no major equipment malfunctions since the last board meeting.
- Staff have been working on tall-lot mowing.
- A lot was being used without the member's permission. The unauthorized users were removed from the Park. Hopefully, this will decrease some of the vandalism / littering that had taken place.
- The pool robot has continued to have problems. The reverse mechanism does not function properly.
- All went well on the 4th of July holiday.
- The Park has contacted members to remove dangerous trees. Four members were contacted and three responded. In the fourth case, the Park has made arrangements for the problematic tree to be removed (lot #631).

Action: No action required.

The manager was commended for the great shape the Park was in for the 4th of July holiday and asked to pass thanks on to Wildridge staff. A comment was also made regarding the good quality of the newsletter.

6. Unfinished Business

A. Regarding information for an updated member handbook, Doug Meador explained that the Wildridge Legal Counsel stated they do not retain files for which the client should be responsible. They may have hard-copy files that could be scanned into electronic form. He plans to follow-up.

Action: No action required.

B. Doug Meador discussed the possibility of placing stop signs at every intersection of Park roads. He believes this could slow traffic and promote a safer driving environment. He also referenced a risk assessment to be performed by an insurance provider. This information could be used in order to assess the Parks ULV regulations.

He explained that a site visit for the insurance risk assessment will take place on July 23, 2007 at

9 a.m. He will present the assessment results, along with a map of existing and proposed stop signs.

Action: No action required.

C. The Manager requested placing three stop signs immediately (lower parking lot of day lodge at intersection near playground/volleyball court area, at intersection boarding lot #450, at three-way intersection near the shelter house boarding lot #86). A motion was made and approved.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

D. President Riley announced the Larry Knoop (lot #240) donated a flush valve for the Men's restroom.

Action: No action required.

7. New Business

A. Vice-President Segraves recommend that the board verify that the two unopposed candidates for the 2007-2008 board are in good standing. The Treasurer and Manager concurred that the following individuals were in good standing as of 2007 membership dues.

- Elmer Smith, lot #136 and 160
- Brent Geary, lot #450 and 451

8. Comments from Members

Member name: Brent Geary

Lot #: 450 and 451

The member commended the Park Manager for his tact, diplomacy and responsiveness in addressing an issue on the lot across the street from him. The Manager responded during non-standard business hours to address the issue.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, August 11, 2007. This is the annual membership meeting.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

Yes: Unanimous

No: 0

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

Date: July 14, 2007

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 14, 2007

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 executive session meeting was called to order by President "Beaver" Riley at approximately 9:30 a.m.

2. Secretary's Report

The minutes from the June 9, 2007 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

President Riley followed-up with the member on a complaint from individuals using Lot #274. Guests filed a written complaint dated May 26, 2007 regarding the operation of unlicensed vehicles (ULV) by drivers under the age of 16. It was determined that the individuals filing the complaint were not the lot lessee of record.

Action: No action required.

Member name: Richard Polley

Lot #: 576

- The member commented that the restroom doors to the pool area should be unlocked when the pool is open so pool-goers could shower.
- The member commented that both gates to the pool area should be open for access to the restrooms.

The board response will include commentary that measures are taken to limit access to underage children for safety reasons. Additionally, pool users always have access to the restrooms, but the

pool area doors may be secured for sanitary and safety issues. The Manager has discretion, and will consider, opening both gates during holidays and weekends. This will be dependent on the ability to monitor safety and cleanliness of the area.

Member name: Carolyn Embry

Lot #: 205

- The member suggested that the tennis court needed repair over two years ago.
- The member commented that the swimming pool hours are not consistent.

The board response will include commentary that repairs and maintenance are performed based on priorities, considering available resources. Also, the pool is open during posted hours. The manager has the discretion to open the pool outside of the posted times, as long as safety is addressed and the routine cleaning / pool maintenance has been completed. The Park Manager will continue to administer the pool area to promote a safe environment and to manage its maintenance appropriately. Ultimately, the goal is to ensure all Park facilities are available to the members.

4. Unfinished Business

A. No further action has occurred regarding legal action in response to Park power being disconnected on lot #680 (Tom Kopp).

Action: No action required.

B. The manager has not addressed compliance of the carport on lot #144. The lot exceeds 400 sq. ft. It was explained that this structure was erected under the standard building regulations instead of the carport exemptions. Therefore, it can be up to 1200 sq. ft. on this single lot.

It was stated that this structure size (512 sq. ft.) requires the lot to have its own electric service. The manager was directed to follow-up on this matter.

Action: No action required.

5. New Business

A. The board discussed whether a lot needed to be in good standing, with dues paid in full. This was believed to be past practice. The Manager explained that this was not the actual current practice. Since fees are not delinquent until after June, lots transferred before this date were not made to pay in full prior to transfer. The board discussed that membership dues are assessed to the lease holder of record as of January each year and the likelihood of collection decreases if the individual responsible for the amount due no longer has any interest in Wildridge.

A motion was made and passed requiring all lot fees due be paid in full prior to any lease transfer. This applies to all lot transfers, regardless of the timing of the transfer.

Motion: Ron Hart

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

B. Ron Hart inquired as to whether the Manager was aware of unauthorized individuals being on the Park premises. These individuals were associated with lots #248 and #249 (Carter) and were expelled from the Park as year or two ago after a theft incident on Park property for which they

were arrested by law enforcement. There was no definitive confirmation of these individuals being present in the Park.

Action: No action required.

C. The Manager has not been contacted by the lease holder of lot #233. The Park sent an invoice charging the member for the dismantling of a building frame that did not conform to Wildridge building regulations. The Park administered the dismantling of the structure after several attempts to have the lot holder perform the task. The Manager was instructed to send another notice via certified mail / return receipt.

Action: No action required.

D. President Riley explained that someone had contacted Wildridge legal counsel regarding member's rights to address the board.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the annual meeting on Saturday, August 11, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

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

Date: August 11, 2007

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 11, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)

Russ Segraves, Vice President (#37)

Ruth Ann Reteneller, Treasurer (#601/602)

Mark Doran, Secretary (#224)

Ron Hart, Director (#202)

Elmer Smith, Director (#136/160)

Marlin Andres, Director (#125)

Board Members Absent

None.

Park Manager

Doug Meador

Guests

None.

1. Call to Order

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

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 12, 2006 meeting were read by Mark Doran.

The Minutes were approved as read.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

4. Treasurer's Report

A financial status overview as of June 30, 2007 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 asked for an example of a catastrophe for which the contingency fund might be used. The Board replied that a major power system failure, such as that experienced in the State Park campground a few years ago, would be the type of problem that would qualify. This type of loss would not be covered by insurance.

Member name: Larry Edwards

Lot #: 80

B. The member inquired as to whether Wildridge had contacted Dubois REC regarding line extension rates. The member is employed by a REC other than Dubois and believes a group approach could help to lessen individual rates.

Member name: Larry Edwards

Lot #: 80

C. The member agreed with the comment above regarding Dubois REC rates.

Member name: John Mitchell

Lot #: 546

A motion was made to approve the Treasurers Report.

Motion: Elmer Smith

2nd Motion: Marlin Andres

Yes: Unanimous

No: 0

5. Managers Report

Park Manager Doug Meador addressed the audience as follows:

- He attempts to address issues on a personal basis.
- The Park experienced a freeze in the spring the same week the water was turned on for the season. A few problems were experienced.
- He is pleased that members seem to follow rules and regulations overall. This helps to promote safety and enjoyment for everyone.
- He feels staff do a good job of taking care of the Park.
- He is addressing high costs of equipment repair. This includes assessing repair costs versus replacement of equipment, with consideration to equipment value and available resources.
- He explained that the June 2007 sewer bill actually reported negative infiltration. This is the first such report he is aware of and attributes this success to favorable (dry) weather and sewer repair work performed by staff.

- He plans to continue to be proactive and plan ahead to improve the Park within the available resources.

The following discussion followed:

A. The member inquired as to plans to repair a window in the guard shack at the Park entrance. The Manager responded that it is planned, but has not been a priority yet.

Member name: Thelma Wade

Lot #: 642

B. The member volunteered to replace the window in the guard shack mentioned above.

Member name: Steve Romeo

Lot #: 337

C. The member inquired as to plans to repair the road shoulder at the corner in front of lot 300. The Manager explained repairs are planned. He is attempting to coordinate materials (concrete) for this project with another in order to effectively manage costs.

Member name: Thelma Wade

Lot #: 642

D. The member asked why business costs were higher than 2006 levels. The Board responded that the offset for legal services did not occur this year to offset expenses. Also, computer software purchases were needed during 2007.

Member name: John Mitchell

Lot #: 546

E. The member commented that the Park should use members as volunteers. The Board responded that help is gladly accepted from willing, capable volunteers. Several individuals do provide services free of charge.

Member name: Cherie Edwards

Lot #: 80

F. The member commented that employees should be compensated for maintaining the pool during their time off work.

Member name: John Mitchell

Lot #: 546

6. Reading of Communications

President Riley announced that an insurance company risk assessment (Cincinnati Insurance Companies) was received. A site visit was conducted by the insurance company Loss Control Consultant. Wildridge had proactively requested an assessment. The consultant's written assessment (attached to Executive Session meeting minutes) addressed specified areas of risk and recommended improvements to mitigate risk.

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. She announced that an election for social committee officers would be held in October.

8. Unfinished Business

There was no unfinished business.

9. Election of New Board Members

An election of Board members was not necessary. The following two individuals submitted resumes for two open slots, no other candidates applied.

- Elmer Smith (lots 136 and 160)
- Brent Geary (lots 450 and 451)

10. Installation of New Board Members

The following individuals were announced as members who will serve a three year term as a Wildridge Director beginning August 11, 2007.

- Elmer Smith (lots 136 and 160)
- Brent Geary (lots 450 and 451)

11. New Business

There was no new business.

12. Comments from Members

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

A. The member inquired as to whether membership dues for the next year would increase. The board replied that a budget has not been prepared yet. Dues are determined during budget development in the fall of the year.

Member name: Irene Alstott

Lot #: 76

B. The member commented that he can understand the reason for dues increases, considering utility and tax expenses.

Member name: John Mitchell

Lot #: 546

C. The member wondered if permanent residents increased cost of Park operations. The board feels related costs for these reasons are nominal. There is also safety factors and other benefits to having people around.

Member name: Helen Werner

Lot #: 274 and 275

D. A board member made a motion to open the trash compactor on Tuesdays, in addition to Thursdays and Sundays. After some discussion of operating hours and members close to the maintenance area, the motion passed.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Elmer Smith, Ron Hart, Mark Doran

No: Ruth Ann Reteneller, Russ Seagraves

Not voting: Marlin Andres

E. The member commented that the extra dumpster for cleanup is a good idea. The board responded that this dumpster will be provided at the beginning of the season (before Memorial Day) and at the close of the season (after Labor Day).

Member name: Brent Geary

Lot #: 450 and 451

F. The member commented that drainage problems in Section C of the Park still need attention.

Member name: John Mitchell

Lot #: 546

G. The member thanked the Park for drainage repair near his lot.

Member name: Don Foster

Lot #: 237

H. President Riley stated that a member (Helen Werner) expressed to him that the entrance gate requirements were too liberal.

Member name: via Beaver Riley

I. The member commented that the one way street his lot is on has a lot of two-way traffic. Security should write tickets in these cases.

Member name: Brian Burnett

Lot #: 93

J. President Riley discussed an occurrence of a human defecating in the men's shower. Vandalism will not be tolerated.

Member name: Beaver Riley

Lot #: 151

K. The member commented that someone had unplugged his power, resulting in the loss of meat in his freezer.

Member name: Brian Burnett

Lot #: 93

13. 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
Annual Membership Meeting
Agenda - Executive Session**

Date: August 11, 2007

1. Call to Order
2. Election of Officers
3. Secretary's Report
4. Unfinished Business
5. New Business
6. Adjourn

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

Date: August 11, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)
Russ Segraves, Vice President (#37)
Ruth Ann Reteneller, Treasurer (#601/602)
Mark Doran, Secretary (#224)

Ron Hart, Director (#202)
Brent Geary, Director (#450/451)
Elmer Smith, Director (#136/160)

Board Members Absent

None.

Park Manager

Doug Meador

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 11:45 a.m.

2. Election of Officers

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

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

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

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

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

Motion: Elmer Smith

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

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

Motion: Russ Segraves

2nd Motion: Ruth Ann Reteneller

Yes: Unanimous

No: 0

3. Secretary's Report

The minutes from the August 12, 2006 executive session were read by Mark Doran.

The Minutes were approved as read.

Motion: Russ Segraves

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

4. Unfinished Business

There was no unfinished business discussed.

Action: No action required.

5. New Business

A. Discussion was held regarding an insurance company risk assessment (Cincinnati Insurance Companies). Park Manager Doug Meador and Board Member-Elect Brent Geary were present during the site visit. The insurance company Loss Control Consultant commented that Wildridge should be commended for being proactive and requesting an assessment. The consultant's written assessment (see attached) addressed specified areas of risk and recommended improvements to mitigate risk.

Action: No action required.

B. Park Manager Doug Meador explained that a company has loaned some security equipment to the Park. This is the same type of equipment that could be part of a wireless system that the manager is assessing for potential future purchase. The loaned equipment will be used to monitor the recreation/restroom area to attempt to identify vandalism.

Action: No action required.

C. The manager discussed the possibility of increasing the cost of gate access cards during the next year. New card blanks are being purchased at a cost of approximately \$6 each. Currently, extra cards are sold to members for \$15 each.

Action: No action required.

D. Removal of a dangerous tree on lot #631 was discussed. The tree is rotted and needs to be removed. The Park has attempted to contact the lease holder to have them remove

the tree, but there has not been an active response. Non-member residents (Throwers) on lot #669 have complained that the tree could fall on their lot.

The Park Manager had already contacted a tree removal company that inspected the tree. They were not able to remove a tree of this size in such poor condition using their climbing techniques. The Park Manager contacted a second tree removal company that can remove the tree with the proper equipment, to include a crane / bucket.

The Board discussed the possibility of the Park Manager contacting Dubois REC to inquire as to whether they would remove the tree since it could interfere with the electric power lines. If this is not possible, discussion included whether the lot lease holder on #631 should be charged for the cost of removal, or at least the cost of standard tree removal. The Park could incur the additional costs of removal for the “problem” tree.

Action: No action required.

E. Brent Geary discussed the possibility of conducting background checks on lease-applicants. The cost of criminal background checks was discussed, along with the fact that sex-offender information is available on the internet. The Board discussed the possibility of credit checks since leases involved financial transactions that involve the Park.

Action: No action required.

F. The Park Manager discussed “problem” individuals associated with Lot #406. Hall family members are living on the lot and are suspected of inappropriate activity (vandalism, theft of fuel). Security staff are aware of the issues and are attempting to monitor activity.

Action: No action required.

6. Adjourn Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

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

Date: September 8, 2007

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 8, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)
Russ Segraves, Vice President (#37)
Ruth Ann Reteneller, Treasurer (#601/602)
Mark Doran, Secretary (#224)

Ron Hart, Director (#202)
Brent Geary, Director (#450/451)

Board Members Absent

Elmer Smith, Director (#136/160), excused absence

Park Manager

Doug Meador

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 14, 2007 general meeting were read by Mark Doran. The Minutes were approved as amended.

Motion: Russ Segraves

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial reports for the periods ending July 31, 2007 and August 31, 2007.

The following topics were discussed.

- Ruth Ann identified some uncategorized items on July’s financial reports and corrected them for the August reports.
- The technical problem impairing communication of the Treasurer’s computer with the Park Managers Computer have been addressed and corrected.
- Ruth Ann explained that small claims court cases will be delayed until November 2007 due to layoffs at the county courthouse.
- Ruth Ann explained that, as of the September meeting date, eleven members had not paid their 2007 dues timely. This is less than historical levels.
- Ruth Ann explained that the Morgan Keegan advisor expected certificate of deposit rates

(CD) to fall to around 4%. Alternative investments were discussed, but board members felt as though CD's were the most desirable for Wildridge, considering risk and return potential.

- Ruth Ann inquired as to when the board members were available for the annual budget meeting. After discussion, it was decided the budget planning would be conducted after the regular board meeting on October 13, 2007.

The financial report was approved.

Motion: Ron Hart

2nd Motion: Brent Geary

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.

- Some equipment was damaged due to storms that occurred in July 2007. The security monitor and computer at the gatehouse were damaged. Because of the computer problems, the gate system is not fully operational and this station can not be used to program gate cards.
- The air conditioner in the gatehouse is not functioning properly.
- Doug plans to work with Dubois REC to have a lightening suppressor placed on the meter base to help prevent surges from lighting strikes.
- The pool robot is now working better.
- Stop signs are being placed in selected locations in the Park.
- Doug has a version of Wildridge's rules and regulations in electronic format.
- A member has been complaining about golf cart operators.
- One individual asked to leave the Park during the Labor Day weekend for stealing a neighbor's firewood.
- The pool will be shut down on September 17, 2007.
- There are problems with the flowmeter calibration at the lower lift station out of the Park. The flowmeter has been serviced and received a certified calibration. Inaccurate readings are costly and make it impossible to accurately monitor infiltration problems. The manager will explore options for meter service follow-up.
- A security system is on loan to the Park. The manager demonstrated some of its functions for board members.
- The Park has contacted members to remove dangerous trees. In one case, the member (lot #631) was unresponsive and the Park made arrangements for the problematic tree to be removed. The total cost was \$1,895 (\$1000 for tree removal and \$895 for crane rental). \$1,000 will be billed to the lessee.

6. Unfinished Business

A. The Manager reported that three stop signs will be placed with stop bars painted on the road

(lower parking lot of day lodge at intersection near playground/volleyball court area, at intersection bordering lot #450, at three-way intersection near the shelter house boarding lot #86).

Action: No action required.

7. New Business

A. The board discussed the sheriff sale for lot #555. A motion was made for Wildridge to bid on the lot to include the outstanding amount due of approximately \$2,200, plus legal foreclosure and court fees. The motion was approved.

Motion: Ron Hart

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

B. The board discussed the expiration date for electrical rebates. It was discussed that the final date (December 31, 2007) to submit a request, including a billing from Dubois REC, was clearly presented to the members and there is no need for adjustment.

Action: No action required.

C. The security system on loan to the Park was discussed, along with the status of the current system. The manager estimates that a complete system (canopy / wireless network) would cost approximately \$11,000 to \$14,000. The manager was asked to obtain information on other systems for comparison.

8. Comments from Members

None.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, October 13, 2007 at 9:00 a.m.

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: September 8, 2007

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 8, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)

Russ Segraves, Vice President (#37)

Ruth Ann Reteneller, Treasurer (#601/602)

Mark Doran, Secretary (#224)

Ron Hart, Director (#202)

Brent Geary, Director (#450/451)

Board Members Absent

Elmer Smith, Director (#136/160), excused absence

Park Manager

Doug Meador

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 July 14, 2007 executive session meeting were read by Mark Doran. The Minutes were approved as read.

Motion: Russ Segraves

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

3. Complaints

None.

4. Unfinished Business

A. The manager believes Park power has been disconnected on lot #144, but is not sure if a waiver was signed. He was instructed to determine the status and records for the electric on the lot.

The lot exceeds 400 sq. ft. For the past few meetings, it was explained that the carport structure on the lot was erected under the standard building regulations instead of the carport exemptions. Therefore, it can be up to 1200 sq. ft. on this single lot. It was stated that this structure size (512 sq. ft.) requires the lot to have its own electric service.

Action: No action required.

5. New Business

A. The manager discussed a problem on lot #298. The lot had an unauthorized power supply from a splice onto the service for lot #299. A motion was made and passed stating that, from September 8, 2007 and all future dates, any unauthorized tampering with Wildridge utilities will result in a \$100 fine, plus the cost of correcting the tampering. A second similar offense will result in the initiation of proceedings for eviction from the Park.

Motion: Ruth Ann Reteneller

2nd Motion: Brent Geary / Ron Hart

Yes: Unanimous

No: 0

B. A motion was made to request the Wildridge legal counsel to send letters for 2007 dues in arrears in hopes of collecting on the accounts.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

C. Ruth Ann requested and a motion was approved, to begin foreclosure on lot #623.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

6. Next Meeting

The next executive session is scheduled immediately following the regular Board of Directors meeting on Saturday, October 13, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Ron Hart

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

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

Date: October 13, 2007

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 13, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)
Russ Segraves, Vice President (#37)
Ruth Ann Reteneller, Treasurer (#601/602)
Mark Doran, Secretary (#224)

Ron Hart, Director (#202)
Brent Geary, Director (#450/451)
Elmer Smith, Director (#136/160)

Board Members Absent

None.

Park Manager

Doug Meador

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 8, 2007 general meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Ron Hart

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial report for the period ending September 30, 2007. The financial report was approved as presented.

Motion: Russ Segraves

2nd Motion: Elmer Smith

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.

- The water meter for the main water line into the Park has been replaced. The Manager believed the old meter may have been providing inaccurate readings. The new meter readings will be monitored.
- There have been problems with the flowmeter calibration at the lower lift station out of the Park. The flowmeter had been serviced and received a certified calibration. The vendor (Gripp) returned and explained that the meter had been set for the inappropriate type of environment. It was set to regress to a former reading if current flow was not detected. It should have been set as a "dry pipe" that recognized periods of no flow. The vendor set the meter for the proper environment and recalibrated it. The Park Manager requested a written explanation of the situation, but has not received any correspondence as of the October Board of Directors meeting.

As part of the return service, the vendor did submit an invoice in the amount of \$605.00. The Manager feels invoicing is inappropriate since the meter received its annual calibration in July 2007, but was not set correctly. In addition to not charging for the return service run, he feels the vendor is likely liable for costs incurred by Wildridge for inaccurate meter readings. Inaccurate readings are costly and make it impossible to accurately monitor infiltration problems.

The Manager was directed to contact the vendor and ask that they provide the second run to correct the meter at no charge. Additionally, the Manager will explore using another vendor for future needs.

- The Manager explained that Patoka Sewer and Water will be contacted to request an adjustment to billings resulting inaccurate sewer meter readings at the lower lift station. Normally, one annual adjustment is provided in cases where problems arise (water leaks, equipment malfunctions, etc). Wildridge has already received one adjustment this year related to a water leak.
- The 2006 Pay 2007 property tax statement for Wildridge was received this week from Crawford County and is due in November 2007 for Spring and Fall installments.
- Some security lights are being relocated to provide better service. Assessments will be made for all of the security lights Paid for by the Park and ineffective lights will be relocated or deactivated. Dubois REC is providing relocation of lights at no charge.
- Parks staff are preparing for the seasonal cleanup of leaves.
- Water shutoff is scheduled on approximately November 5, 2007, weather allowing.
- Shut off of Park electric to individual lots is scheduled for December 1, 2007.
- There are ongoing problems with both of the Park's golf carts. Currently, neither cart is operating dependably.

A. The Manager was asked if payment had been received from a member for tree removal on their lot by the Park. No payment had been received as of the Board of Directors October 2007 meeting.

The Park had contacted members to remove dangerous trees. In one case, the member (lot #631) was unresponsive and the Park made arrangements for the problematic tree to be removed. The total cost was \$1,895 (\$1000 for tree removal and \$895 for crane rental). \$1,000 was billed to the lessee.

B. The Manager was asked if any further information was received related to an insurance risk assessment discussed at the August 2007 Executive session of the Board of Directors. Specifically, the assessment indicated legal counsel would be consulted for further consideration of the operation of ULV's. The Manager has not received additional information, but will follow-up with the provider.

6. Unfinished Business

A. Discussion was held regarding the three stop signs with stop bars painted on the road placed at the intersection bordering lot #450. The stop sign for traffic heading north is not high enough to be easily noticed.

Action: No action required.

7. New Business

A. Discussion was held regarding the condition of the shoulder of the road in front of lot #300.

Action: No action required.

B. Ruth Ann discussed the fact that several lots were scheduled for tax sale. She believes that several members were not aware of the arrearages. They may not have received notices or seen the local newspaper notifications. She believes that in some cases, County records / notification efforts may not be adequate to ensure the current lot Lease holders receive tax statements. She suggested steps to improve Wildridge's management of transfer transactions, which will hopefully result in better service provided by Crawford County officials. The following motion was made and passed.

- All lease transfers should be filed on at least a monthly basis.
- At the time of transfer, the selling Lessees should present proof that all taxes billed have been paid.
- At the time of transfer, buying Lessees should sign documentation acknowledging that the next tax bill will be paid by them, regardless of the year billed.
- The Manager is instructed to send a form to the new Lessees upon completion of the transfer that presents the book and page the transfer was entered on. This will provide assurance that they receive invoices when taxes are billed.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

C. John Sharp (Member lots #2 and 3) provided a written request to present solutions for mail boxes for Park members. The Manager was directed to notify Mr. Sharp that he can address the Board of Directors with his comments.

Action: No action required.

D. Dean Roberson (Member lot #5) provided a written comment requesting that the Board address dust / wash out problems associated with the gravel placed on the shoulder of the road in front of the Park (North Dillard Road between the main entrance of Wildridge and the Patoka Station store). This is outside of the Park boundaries and not an issue properly addressed by the

Board. President Riley will inform Mr. Roberson that he can address this situation as an individual, but it will not be pursued by the Board of Directors.

Action: No action required.

8. Comments from Members

None.

9. Next Meeting

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

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

Yes: Unanimous

No: 0

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

Date: October 13, 2007

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 13, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)
Russ Segraves, Vice President (#37)
Ruth Ann Reteneller, Treasurer (#601/602)
Mark Doran, Secretary (#224)

Ron Hart, Director (#202)
Brent Geary, Director (#450/451)
Elmer Smith, Director (#136/160)

Board Members Absent

None.

Park Manager

Doug Meador

Guests

None.

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 9:40 a.m.

2. Secretary’s Report

The minutes from the September 8, 2007 executive session meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Russ Segraves

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

3. Complaints

A. The Wildridge Board of Directors received a complaint from Mr. and Mrs. Curt Tyler (Member Lot #283) dated September 22, 2007 regarding animal droppings on their lot. The Board discussed the complaint and determined a written response should state that the Board of Directors and Park Manager make every reasonable attempt to promote the enforcement of Wildridge’s regulations. For this specific complaint, action would require the identification of a specific animal or correctable deficiency in order for additional action to be taken. This information can be provided to the Park Manager if / when it becomes available.

Action: No action required.

4. Unfinished Business

None.

5. New Business

A. The Manager discussed a problem with ULV regulation compliance for the golf cart assigned to lot #283 (Mr. and Mrs. Curt Tyler). The Park Member (Mr. Tyler) refuses to display the Wildridge ULV sticker required in accordance with Park regulations. While a sticker has been purchased (by Mrs. Tyler), it is not displayed on the vehicle.

As has been the Manager's practice, he was instructed to continue enforcing compliance with Park regulations consistently.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular Board of Directors meeting on Saturday, November 10, 2007.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

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

Date: November 10, 2007

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 10, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)

Russ Segraves, Vice President (#37)

Ruth Ann Reteneller, Treasurer (#601/602)

Mark Doran, Secretary (#224)

Elmer Smith, Director (#136/160)

Board Members Absent

Ron Hart, Director (#202), Excused absence

Brent Geary, Director (#450/451), Excused absence

Park Manager

Doug Meador

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 13, 2007 general meeting were presented by Mark Doran. The Minutes were approved as presented.

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, 2007. The following topics were discussed.

- Ruth Ann anticipates a potential surplus of funds of approximately \$30,000 for 2007.
- Considering the current financial situation, it may be a good time to purchase the safety roll bar for the mower. The cost could be used to offset the year-end tax obligation.
- Considering the current financial situation, it may be a good time to purchase a new commercial dryer for the laundry area. The Park does realize some profit from laundry machines. Doug estimates the cost of a new dryer to be approximately \$1,000.

The financial report was approved as presented.

Motion: Russ Segraves

2nd Motion: Elmer Smith

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.

- There have been problems with the flowmeter calibration at the lower lift station out of the Park. As of November 2007, no written response has been received by the contractor. The Manager paid the outstanding invoice.

Details from October 2007 meeting notes: The flowmeter had been serviced and received a certified calibration. The vendor (Gripp) returned and explained that the meter had been set for the inappropriate type of environment. It was set to regress to a former reading if current flow was not detected. It should have been set as a "dry pipe" that recognized periods of no flow. The vendor set the meter for the proper environment and recalibrated it. The Park Manager requested a written explanation of the situation, but has not received any correspondence as of the November Board of Directors meeting. As part of the return service, the vendor did submit an invoice in the amount of \$605.00. It was felt that the invoicing was inappropriate since the meter received its annual calibration in July 2007, but was not set correctly. In addition to not charging for the return service run, he feels the vendor is likely liable for costs incurred by Wildridge for inaccurate meter readings. Inaccurate readings are costly and make it impossible to accurately monitor infiltration problems.

- The Manager explained that Patoka Sewer and Water will be contacted to request an adjustment to billings resulting in inaccurate sewer meter readings at the lower lift station. Normally, one annual adjustment is provided in cases where problems arise (water leaks, equipment malfunctions, etc). Wildridge has already received one adjustment this year related to a water leak, but hopes a documented explanation of the flowmeter problem might result in another adjustment.
- Lot #555 sold at the tax sale for \$1 more than Wildridge's offer.
- Maintenance is starting the leaf pickups.
- Water shutoff has been completed without major problems,
- Monitoring of the new water meter continues.
- Property taxes of approximately \$48,000 have been paid for 2006/pay 2007.
- Assessor's office provided two forms to include with Wildridge building permits.
- The possibility of addressing the County Council regarding overtaxing of Wildridge was discussed. Wildridge members do not use many County services (e.g., schools, library) and taxes should be less based on this.

- Four new tires were purchased for the security truck.
- The dump truck needs four rear new tires.
- The lift stations were serviced at the beginning of September.
- Now that the water is off, staff are going to monitor water flow around lot #88 to determine if wetness was related to a water leak or a natural spring.
- The stop sign for traffic heading north the intersection bordering lot #450 is not high enough to be easily noticed. The post we be placed in a different position.

6. Unfinished Business

None.

7. New Business

A. The proposed 2008 budget, as developed by the budget committee, was presented by Ruth Ann Reteneller. The following details were considered.

- Manager will distribute a 3.5% wage increase over final payroll cost of 2007 at manager's discretion.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

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. If medical insurance costs increase in 2008, Wildridge will absorb the increase up to 15% not to exceed \$375 plus AD&D and life per employee.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

- Discount will remain at \$10.00 per month.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

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: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

- Wildridge will renew the bulk rate permit for mailing.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

- The pay phone will be removed. Notice will be mailed with the dues notice.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

- The funds distributed to the Building fund are now earmarked for renovation of the shower house in 2009.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

- Each full time employee will receive 3 paid personal days to be used with the manager's approval. These flexible days may be used on national holidays as long as the time off is pre-approved by the manager.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

- Funds from the Pool fund will be used to recoat the pool before the beginning of the 2008 pool season.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

A motion was made to accept the remaining details of the proposed budget as presented.

Motion: Ruth Ann Reteneller

2nd Motion: Elmer Smith

Yes: Ruth Ann Reteneller, Elmer Smith, Mark Doran

No: Russ Segraves

Mr. Segraves expressed concern regarding the funds budgeted for the security system. The Board discussed that procedures were already in place to limit the manager's purchasing authority. Any significant purchases would require prior approval of the Board, in addition to the approved budget.

B. The use of automated sprinkler / watering systems, including soaker hoses, is no longer allowed on Wildridge property. Hand watering attended by an individual is allowed. The penalty for the first offense shall be \$50. The second offense shall be \$100, continuing in \$100 increments for every offense, in addition to attorney fees, costs and interest involved in Wildridge Association Inc. litigation of each violation.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

C. The Board discussed a potential problem related to Sheriff sales involving Wildridge leased lots. There is a concern that Sheriff sales might be perceived as removing Wildridge's rights to lots that are not purchased by the association.

Action: No action required.

D. Wildridge's legal counsel will be asked to attend at least one annual Board meeting (possibly the April meeting). The cost to Wildridge would be approximately \$100 travel and \$100 per hour the attorney is in attendance.

Action: No action required.

E. The Park Manager requested permission to purchase a utility vehicle to replace the pickup truck used by the maintenance crew. This should reduce maintenance costs, fuel costs and insurance. Security can also use the vehicle during inclement weather. The manager had received quotes on the following two utility vehicles:

- Polaris Ranger cost of \$15,685.90 with accessories.
- Kubota, cost of \$13,800 and diesel fuel use with many accessories and power points for tools and trailer capacity. The discounted price is available through December 31, 2007 with a \$500 down payment.

A motion was made to purchase the Kubota utility vehicle and sell the pickup truck used by the maintenance crew, with a portion of the cost used to offset taxable revenue for 2007. The balance of the amount due will be paid in 2008.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

8. Comments from Members

None.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, March 8, 2008 at 9:00 a.m.

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: November 10, 2007

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 10, 2007

Board Members Present

Gene “Beaver” Riley, President (#151)
Russ Segraves, Vice President (#37)
Ruth Ann Reteneller, Treasurer (#601/602)

Mark Doran, Secretary (#224)
Elmer Smith, Director (#136/160)

Board Members Absent

Ron Hart, Director (#202), Excused absence
Brent Geary, Director (#450/451), Excused absence

Park Manager

Doug Meador

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 October 13, 2007 executive session meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

3. Complaints

None.

4. Unfinished Business

None.

5. New Business

A. As a follow-up to the prior month’s discussion of lot #283, it was noted that the ULV can be removed from the Park for non-compliance. The problem is associated with ULV regulation

compliance for the golf cart assigned to lot #283 (Mr. and Mrs. Curt Tyler). The Park Member (Mr. Tyler) refuses to display the Wildridge ULV sticker required in accordance with Park regulations. While a sticker has been purchased (by Mrs. Tyler), it is not displayed on the vehicle.

As has been the Manager's practice, he was instructed to continue enforcing compliance with Park regulations consistently.

Action: No action required.

B. A situation was discussed in which visitors to lots #2/3 (John Sharp) were not allowed to enter. The manager was addressing the issue as a personnel matter.

6. Next Meeting

The next executive session is scheduled immediately following the regular Board of Directors meeting on Saturday, March 8, 2008.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0