

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

Date: April 12, 2008

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 12, 2008

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.

Note: The Wildridge Board of Directors meeting scheduled for March 8, 2008 was cancelled due to inclement weather.

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 10, 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 year ending December 31, 2007, along with periods ending January 31, 2008, February 29, 2008 and March 31, 2008. A copy of the 2008 approved budget was also provided. The following topics were discussed.

- Ruth Ann explained that there was a surplus of funds in the operating account of approximately \$27,000 for 2007.
- Certificates of Deposit that came due were closed.
- Electrical reimbursements have terminated as of the close of December 2007.

- Two lots were available during the February Sheriff sale, one sold and one did not.
- The desire to assess the benefits of the sewer repair was discussed. This is the first period an actual year-to-year (based on month) financial comparison can be made because rates had been increased in July 2006.
- Three cases were scheduled for the most recent small claims court, one paid beforehand. Eight more cases are currently being processed.
- A new financial account is being used to help track maintenance services for road clearing (snow). Snow is removed to allow emergency and maintenance access as needed. The need could increase due to permanent / long-term residents staying in the Park for extended periods and the increased need to keep access clear.
- Sewer and water costs have increased over the same point last year. This might be partially related to permanent / long-term residents staying in the Park for extended periods and using common area utilities (e.g., shower house).

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.

- A letter was received from the vendor (Gripp) who performed flowmeter calibration at the lower lift station, explaining the calibration error. A new vendor will be used in the future. Patoka Sewer and Water provided a \$4,200 rebate due to the inaccurate readings.

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 paid the invoice to the calibration vendor in November 2007

- A Kubota utility vehicle was purchased in December 2007 and is working well for the

maintenance crew. The Chevy pickup truck that was used by maintenance will be sold. The manager can not locate the title for the vehicle, so a duplicate may need to be requested.

- Water repairs have been conducted during the Spring.
- The pay phone has been removed and the next newsletter will include member notification.
- The newsletter will present the new guideline enacted in November 2007 regarding the use of automated sprinkler / watering systems, including soaker hoses, no longer being allowed on Wildridge property. Hand watering attended by an individual is allowed.
- The pool will be resurfaced before it opens. The manager hopes to have the pool open one week before the Memorial Day weekend.
- The stop sign for traffic heading north the intersection bordering lot #450 was raised high enough to be easily noticed.
- The manager is checking prices to replace the pool vacuum.
- The gate system at the main entrance is inoperable. A vendor has been servicing the system and is waiting on parts. The system is antiquated and it is difficult to locate parts for it.

6. Unfinished Business

Since the March meeting was cancelled due to inclement weather, Wildridge's legal counsel is scheduled to attend the May 10, 2008 Board Meeting. Some potential questions will be prepared and submitted in advance.

7. New Business

A. A suggestion was made to place the emergency siren alert switch in the guard shack at the main entrance. This would allow the security staff to remain at the main entrance to allow emergency access and to monitor potentially dangerous situations (e.g., weather scanner, television). The manager will assess the feasibility of this action.

Action: No action required.

B. Ruth Ann requested that approximate prices/sales costs of lots be established for a few lots that will soon be available for Wildridge to issue new leases due to foreclosure. Three lots (#563, #623, #692) may be ready for discussion at the next meeting. The amount charged should consider charges incurred by Wildridge / fees due, along with the market rates of similar lots.

- A motion was made and passed to charge \$6,500 for lot #587, with the 2008 membership fee to be paid by new lessee. This is an approximate break-even with consideration to taxes due.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

C. The Manager requested permission to transfer land-based telephone service from TDS to AT&T. He understands savings to be available for two business lines, along with 100 minutes of

monthly long distance (from \$50 to \$25 for business lines, and \$35 for long distance). A motion was made and passed to authorize the manager to transfer telephone services to AT&T.

Motion: Russ Segraves

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

D. A discussion was held regarding the incorporation of a faith group using Wildridge's address as their primary contact location. The group incorporated as a non-profit organization with the Secretary of State of Indiana as "The Wildridge Community Church". Wildridge management was not notified of the incorporation of this not-for-profit group and no permission was granted to use Wildridge as the primary address for the organization.

Wildridge Legal Counsel was consulted and recommended that the incorporator (Reverend Dan) be contacted and instructed to change the address information. Legal Counsel also explained that the "Wildridge" name is common and associated with several entities and trademark protection is likely not feasible.

The Board also discussed the fact that no business / organizations shall be granted permission to operate using Wildridge resources. Park buildings, facilities and grounds are for the benefit and use of members. While members are within their rights to congregate and practice their beliefs, no organization shall be granted rights to use Wildridge resources.

Based on this discussion, a motion was made and passed to operate the Day Lodge as a public area, not routinely available for reservation or private use. Any member has the opportunity for reservation of facilities and use of Park resources in accordance with routine practices administered by the Park Manager. The Manager and Board will manage Park resources using discretion intended for the benefit of the Park membership.

Motion: Ruth Ann Reteneller

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

E. The Manager inquired as to what permission would be required to allow for a private hot tub on a member lot. He was informed that the Board would have to approve a change in the Wildridge regulations to allow this type of item. This could be accomplished the same as any other Board action.

Action: No action required.

F. The Manager informed the Board that he has identified two individuals to serve as guards / gate attendants.

Action: No action required.

G. The Manager explained that a member has agreed to comply with continued instructions to move a shed off of the lot line (Moseley)

Action: No action required.

8. Comments from Members

None.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, May 10, 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: April 8, 2008

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, 2008

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.

Note: The Wildridge Board of Directors meeting scheduled for March 8, 2008 was cancelled due to inclement weather.

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 November 10, 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 has been the Manager's practice, he was instructed to continue enforcing compliance with Park regulations consistently.

Action: No action required.

B. The Board was informed that a member from Lot #283 (Mr. Tyler) had been instructed to come to the managers office for Park business only. Mr. Tyler has frequented the office on personal tirades directed toward the manager.

6. Next Meeting

The next executive session is scheduled immediately following the regular Board of Directors meeting on Saturday, May 10, 2008.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

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

Date: May 10, 2008

1. Call to Order
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**Wildridge Association
Board of Directors Meeting
Agenda - General Session**

Date: May 10, 2008

Board Members Present

Gene “Beaver” Riley, President (#151)

Brent Geary, Director (#450/451)

Ruth Ann Reteneller, Treasurer (#601/602)

Mark Doran, Secretary (#224)

Elmer Smith, Director (#136/160)

Ron Hart, Director (#202)

Board Members Absent

Russ Segraves, Vice President (#37), 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 April 12, 2008 general meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Elmer Smith

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial reports for the period ending April 30, 2008, along with the periods January 1, 2008 through March 31, 2008. The following topics were discussed.

- A comparison of the year to date variance of 2008 versus 2007 member dues was discussed.
- Two cases were scheduled for the most recent small claims court, one paid beforehand and the other could not be served by the Sheriff due to a bad address.
- One lot was sold at the recent Sheriff sale, the price was set to sell another lot and no update was available for two lots in arrears.

The financial report was approved as presented.

Motion: Brent Geary

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 Derby weekend at the Park went well, no problems.
- The gate system repair is ongoing. A vendor has been trying to correct the problems and the system should be operational for the Memorial Day holiday weekend.
- The security staff schedule will be staggered on weekends to allow shifts with multiple guards on duty.
- The Park golf carts have been repaired and are in service now. This should help to manage fuel costs.
- There have been several water line repairs the Park staff has addressed.
- New traffic signs have been installed at intersections near the day lodge, the shelter house and on the main road in Section C of the Park.
- The pool resurfacing that was planned for this spring will be postponed until the fall. Weather conditions have not allowed for this to be done and the pool needs to be opened for the season.
- The Park mowing program has started.
- Pleasure pool was used to reopen the pool and there were no problems.
- The Treasurer and manager updated their accounting computer software (Quickbooks) and are experiencing some technical difficulties.
- Patoka Water and Sewer contacted the manager regarding a billing reflecting a high level of infiltration. Both water and sewer bills have been high and could potentially exceed the annual budget. Logs will be used to help monitor meter readings.
- The trash dumpster for lot cleanup will be in the maintenance area before the Memorial Holiday weekend.
- The manager expressed gratitude for the Social Committee. They have recently funded and made improvements for the pool, basketball court and shelter house. This really helps the Park to focus resources on other areas.

6. Unfinished Business

A. Wildridge's legal counsel was scheduled to attend the May 10, 2008 Board Meeting to address questions of interest. The legal counsel was not able to attend, but did provide an email response to some questions presented in advance. The legal counsel plans to attend the June 14, 2008 board meeting.

Action: No action required.

B. In the April 12, 2008 board meeting, a suggestion was made to place the emergency siren

alert switch in the guard shack at the main entrance. This would allow the security staff to remain at the main entrance to allow emergency access and to monitor potentially dangerous situations (e.g., weather scanner, television). The manager assessed the feasibility of this action and determined it was not desirable. Connecting to the existing siren was not economically feasible. Placing a siren at the guard shack would not provide adequate coverage for the entire park.

Action: No action required.

7. New Business

A. In the April 12, 2008 board meeting, the Manager inquired as to what permission would be required to allow for a private hot tub on a member lot. He was informed that the Board would have to approve a change in the Wildridge regulations to allow this type of item. This could be accomplished the same as any other Board action.

Based on this, a motion was presented for discussion. The motion was for the potential of allowing commercially manufactured hot tubs for lots that are not on Park provided electrical service. A one-time annual fee of \$75 would be charged to fill the tub. The tub must be secured inside of a locked fence or by a locked cover.

A discussion of potential safety and liability issues continued.

Motion: Mark Doran

Tabled for discussion with legal counsel.

B. The Board expressed its appreciation for a member (Malcolm Zoll, Lot #251) who had a foosball table donated to the Park. The game table is available for play in the day lodge.

Action: No action required.

C. The Manager has obtained a couple of price quotes for a new pool vacuum (Jasper for \$2,340 and Angie for \$1,924.93). Both units are comparable, so a motion was made and passed to purchase the least expensive unit.

Motion: Brent Geary

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

8. Comments from Members

Member name: Ray Burton

Lot #: 220

The member, who is an insurance agent, discussed potential liability issues if Wildridge allowed members to have hot tubs on their lots. Several issues (e.g., alcohol consumption) could impact how safely hot tubs would be operated.

Member name: Thelma Wade

Lot #: 642

The member commented that an outdoor hot tub is not as secure as an indoor Jacuzzi.

Member name: Thelma Wade

Lot #: 642

The member inquired as to where the property tax expense was presented on the financial statements for the year end. The Treasurer provided several locations of where the information was provided on the available financial reports (cost of approximately \$47,000.00).

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, June 14, 2008 at 9:00 a.m.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Elmer Smith

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

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

Date: May 10, 2008

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5. New Business
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6. Next Meeting
7. Adjourn

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

Date: May 10, 2008

Board Members Present

Gene “Beaver” Riley, President (#151)
Brent Geary, Director (#450/451)
Ruth Ann Reteneller, Treasurer (#601/602)

Mark Doran, Secretary (#224)
Elmer Smith, Director (#136/160)
Ron Hart, Director (#202)

Board Members Absent

Russ Segraves, Vice President (#37), 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 11:00 a.m.

2. Secretary’s Report

The minutes from the April 12, 2008 executive session meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Elmer Smith

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

3. Complaints

None.

4. Unfinished Business

None.

5. New Business

A. The Board discussed potential measures to help address unsightly, nuisance lots. Some lots are unkempt or in disrepair and could pose health and safety issues. Some example lots were discussed (lot #317, 511 685 or 686). Wildridge regulations address a notification and action

process Park management can take. Some options as to how cleanups would be administered will be addressed with the Legal Counsel.

Action: No action required.

B. The Board discussed whether or not Wildridge records include documentation for property insurance. Wildridge guidelines (lease, article 4, paragraph 8 of restrictive covenant #12) require that the Park / association be included as a co-insured on property insurance. This will be discussed with the Legal Counsel.

Action: No action required.

C. The Board discussed the fact that officials are reassessing lots for tax purposes. The local government is well within its jurisdiction to inspect property.

Action: No action required.

D. The Board discussed the definition of an extended stay in the Park. Wildridge guidelines define the period of time a lot can be occupied.

Action: No action required.

E. The Board discussed how to address potential problem members who do not treat staff with courtesy and respect as they perform their duties. Members may be removed from the Park if the situation warrants and law officers would be contacted when necessary. The Member would be sent a letter from Wildridge management to address the issue.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular Board of Directors meeting on Saturday, June 14, 2008.

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
Legal Counsel Issues / Questions**

Date: May 10, 2008

1. Wildridge regulations require a single class of members, and extended stays are prohibited. If members remained on Park grounds for an extended stay, is there any way to assess fees for additional use of facilities / utilities?
2. Is there 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?
3. What does the legal counsel see for the future of the Park with regards to legal matters?
4. Does Wildridge have the right to oversee employees or a volunteer group of members willing to clean nuisance lots of health and safety concerns?
Same idea as high-grass mowing, but for debris, abandoned items, etc. What notice to lessee is required and what opportunity for them to respond is appropriate, what access rights does the association and representatives have, what liabilities might apply (e.g., workers compensation)?

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

Date: June 14, 2008

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Committee Reports
 - A.
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5. Manager's Report
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10. Adjourn to Executive Session

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

Date: June 14, 2008

Board Members Present

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

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

Board Members Absent

None.

Park Manager

Doug Meador

Guests

Todd Young, Tucker and Tucker Law Firm (Wildridge Legal Counsel)

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 10, 2008 general meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Brent Geary

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial reports for the period ending May 31, 2008. The following topics were discussed.

- Ruth Ann expressed concern regarding utility costs (overall increase of 33%) She is concerned that the current year budget may not be able to sustain these higher than anticipated costs. Water and sewer costs are high as compared to the previous year. It was noted that there has been an excessive amount of rainfall this spring, which could result in higher sewer infiltration. The Board intends for ongoing sewer repairs to address infiltration levels. Repairs are still being made in section C of the Park.
- Fuel costs have increased over anticipated levels. This is a national trend regarding fuel costs.

- 120 members still owe some type of payment to the Park as of the meeting date. This may include membership fees, fees for services (e.g., mowing), etc. It was decided that notices/statements should be sent at an approximate total cost of \$60.

The financial report was approved as presented.

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.

- The gate system repair was completed and the system was operational for the Memorial Day holiday weekend. Members use should use their gate cards instead of waiting for the guard to open the gate. This practice will promote proper security measures.
- Some problems have occurred with minor children inviting other children into the Park without proper authorization / supervision of the responsible members.
- Additional "Stop" signs have been placed.
- The Crawford County assessor has been inspecting lots and is approximately 50% finished. The assessments should be completed within the next two or three weeks.
- A vendor (EIC) has been contacted to perform the annual calibration of the flowmeters on the sewer system. This vendor performs work for Patoka Sewer and Water and was chosen to replace the vendor (Gripp) formerly used by the Park.
- Maintenance staff is addressing water flow from a natural spring in the vicinity of lots #88, #89 and #90.
- The extra trash dumpster for lot cleanup was in place prior to the holiday and was filled. It was packed using a backhoe (by Eli Snelling) to hold as much debris as possible.
- Seven resumes were received for three seats on the 2008-2009 board of Directors. Resumes will be included in the newsletter and will be mailed with ballots in early July.

Board members initiated the following topics addressed by the Manager.

- The Park golf carts have been repaired and are in service now. This should help to manage fuel costs. The use of the Kubota utility vehicle was also discussed.
- A recommendation was made to purchase a digital TV converter, required for air-TV as of February 2009, and weather alert radio for the guard shack. These items will allow staff to monitor weather /safety events.
- The Manager explained that no major purchases have been made with the funds budgeted for a security system. Some minor expenses for the gate system may be charged to this budget category (approximately \$600 to \$700).
- New signage is planned for the pool and gate, along with decal markings for the second golf cart.

- Some lots were discussed (lot #273 abandoned vehicle, lot #504 unhealthy maintenance/boarding of dogs, lot #658 unresponsive to nuisance notice).

6. Unfinished Business

A. Wildridge's legal counsel was scheduled to attend the May 10, 2008 Board Meeting to address questions of interest. The legal counsel was not able to attend, but did provide an email response to some questions presented in advance. The legal counsel (Mr. Todd Young, Tucker and Tucker Law Firm) did attend the June 14, 2008 board meeting and discussed the following topics.

1. Wildridge regulations require a single class of members, and extended stays are prohibited. If members remained on Park grounds for an extended stay, is there any way to assess fees for additional use of facilities / utilities?

- The Legal Counsel explained that the Lease does include charges based on "prior written approval". These types of fees could be assessed. A White Paper could be used to address this issue.

2. Is there 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?

- The Legal Counsel explained that Wildridge has a leasehold interest that can not be removed. The Park does have right of refusal and could deny access /lease rights.

3. What does the legal counsel see for the future of the Park with regards to legal matters?

- Legal Counsel foresees a bright future for the Park.

4. Does Wildridge have the right to oversee employees or a volunteer group of members willing to clean nuisance lots of health and safety concerns?

Same idea as high-grass mowing, but for debris, abandoned items, etc. What notice to lessee is required and what opportunity for them to respond is appropriate, what access rights does the association and representatives have, what liabilities might apply (e.g., workers compensation)?

- The Legal Counsel explained that workers compensation does not apply to volunteers. It may be prudent to have all volunteers sign a documented release.

The Park can administer lot cleanup based on current guidelines. It was recommended that notice of no less than 10 days and 30 days would be best, be provided with specific actions that will be taken.

5. Can / should Wildridge fine members whose sewer drops are not properly connected?

- The Legal Counsel suggested that a letter be provided to the responsible member. Current regulations already address this type of issue and allow fines / fess assessments.

6. What potential liability is there for the Park if Wildridge allowed commercially manufactured hot tubs for lots that are not on Park provided electrical service? A one-time annual fee of \$75 would be charged to fill the tub. The tub must be secured inside of a locked fence or by a locked cover.

- The Legal Counsel explained that Wildridge regulations could be revised to allow hot tubs. An agreement signed by the member would help to document responsibility / insurance requirements.

7. Should Wildridge records include documentation for property insurance? Wildridge guidelines (lease, article 4, paragraph 8 of restrictive covenant #12) require that the Park / association be included as a co-insured on property insurance.

- The Legal Counsel explained that best practice would be to maintain this documentation in each file and to update it accordingly. Administrative resources must be considered when determining how to actual manage this file information.

Action: No action required.

B. The Treasurer and manager updated their accounting computer software (Quickbooks) and are experiencing some technical difficulties. They plan to purchase a multi-use license to address the problem.

Action: No action required.

C. The establishment and intended purpose of the Contingency Fund was discussed. This fund is maintained for unanticipated, uninsured, catastrophic events in the Park. Annually, interest income from the restricted funds are credited to the contingency fund.

Action: No action required.

7. New Business

None.

8. Comments from Members

None.

9. Next Meeting

The next Board of Directors meeting was announced as Saturday, July 12, 2008 at 9:00 a.m.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

**Wildridge Association
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Board Members Present

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Russ Segraves, Vice President (#37)
Ruth Ann Reteneller, Treasurer (#601/602)
Mark Doran, Secretary (#224)

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

Board Members Absent

None.

Park Manager

Doug Meador

Guests

Todd Young, Tucker and Tucker Law Firm (Wildridge Legal Counsel)

1. Call to Order

The executive session meeting was called to order by President “Beaver” Riley at approximately 11:30 a.m.

2. Secretary’s Report

The minutes from the May 10, 2008 executive session meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Elmer Smith

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

3. Complaints

The Manager discussed a situation in which discarded syringes and non-prescription medication (aspirin) was incorrectly disposed of. He will address the problem with the responsible lot owner.

4. Unfinished Business

None.

5. New Business

A. The Board discussed problems with the member from lot #283 (Curtis Tyler) who refuses to purchase / display the ULV tag on his golf cart. The member was issued a citation and did not appeal or pay the fee within the time allocated in Wildridge regulations (page 3, rules and regulations). The Legal Counsel explained that the citation is the notice to the member, so further action could be pursued. Legal Counsel felt that a letter drafted from his office and sent to the member would be the most prudent next step to promote compliance. Appropriate legal action may follow if warranted.

Action: No action required.

B. Seven members submitted résumés for three seats on the 2008-2009 Board of Directors. The Manager and Treasurer verified that all amounts due have been paid and the following lots are in good standing; lots #2 and 3, #17, #22, #32, #37, #151 and lot #224. These lot members are eligible to serve on the Board of Directors.

Action: No action required.

6. Next Meeting

The next executive session is scheduled immediately following the regular Board of Directors meeting on Saturday, July 12, 2008.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

**Wildridge Association
Board of Directors Meeting
Legal Counsel Issues / Questions**

Date: June 14, 2008

1. Wildridge regulations require a single class of members, and extended stays are prohibited. If members remained on Park grounds for an extended stay, is there any way to assess fees for additional use of facilities / utilities?
2. Is there 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?
3. What does the legal counsel see for the future of the Park with regards to legal matters?
4. Does Wildridge have the right to oversee employees or a volunteer group of members willing to clean nuisance lots of health and safety concerns?
Same idea as high-grass mowing, but for debris, abandoned items, etc. What notice to lessee is required and what opportunity for them to respond is appropriate, what access rights does the association and representatives have, what liabilities might apply (e.g., workers compensation)?
5. Can / should Wildridge fine members who sewer drops are not properly connected?
6. What potential liability is there for the Park if Wildridge allowed commercially manufactured hot tubs for lots that are not on Park provided electrical service? A one-time annual fee of \$75 would be charged to fill the tub. The tub must be secured inside of a locked fence or by a locked cover.
7. Should Wildridge records include documentation for property insurance? Wildridge guidelines (lease, article 4, paragraph 8 of restrictive covenant #12) require that the Park / association be included as a co-insured on property insurance.

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

Date: July 12, 2008

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 12, 2008

Board Members Present

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

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

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 June 14, 2008 general meeting were presented by Mark Doran. The Minutes were approved as presented.

Motion: Russ Segraves

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

3. Treasurer’s Report

Ruth Ann Reteneller presented the financial reports for the period ending June 30, 2008. The following topics were discussed.

- The actual costs of utilities in comparison to the annual budget was discussed. There is concern that the budget may not be able to sustain these higher than anticipated costs. Water and sewer costs are high as compared to the previous year. It was noted that there has been an excessive amount of rainfall this spring, which could result in higher sewer infiltration.
- The cost of pool supplies is higher than the same point last year. This is due to the fact that supplies were purchased in bulk and a discount was received. The manager believes overall pool supplies will be within budget for the current year.

- Maintenance and repair costs are above anticipated levels due to the higher cost of fuel.
- 41 members still owe some type of payment to the Park as of the meeting date, totaling approximately \$23,000. This may include membership fees, fees for services (e.g., mowing), etc. As of the same period last year, 48 lots were in arrears.
- The manager and Treasurer are still experiencing problems with the Quickbooks accounting software and efforts continue to rectify the issues.

The financial report was approved as presented.

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.

- Weather did not allow for the pool to be sealed prior to the summer season. Funds have been budgeted and the pool will be sealed during the fall of the year.
- The Park has been busy and well used during the Spring and early summer season.
- The pool was inspected by the Health Department and passed with excellent feedback. Some signage is required (shower before swimming) and will be ordered.
- Some vandalism has occurred in the Park. Some perpetrators have been identified.
- The Sheriff was called to address a break-in on one lot.
- The mowing program has increased for this year.
- The Park has bush-hogged the McFarrin property (bordering behind lots 236/237/238) as agreed upon. This will allow maintenance access for the creek that runs along the fence line.
- Several water leaks have occurred. This could be related to the earthquake several months ago. Patoka Water and Sewer will be contacted as necessary regarding any potential billing adjustments.
- Patoka Water and Sewer contacted the Park manager to inform him they there was no infiltration detected for the most recent billing period.
- The manager has implemented a no skate board rule for the Park because of damage caused by skateboards and safety concerns.
- Ballots and newsletters have been sent to members. Response is good and many ballots have been returned by members already.
- Access denial for lots in arrears exceeding \$100 was discussed and is being administered.

6. Unfinished Business

A. A topic held from the May 2008 Board meeting was opened for discussion. The original discussion was related to the possibility of Wildridge allowing commercially manufactured hot

tubs for lots that are not on Park provided electrical service? A one-time annual fee of \$75 would be charged to fill the tub. The tub must be secured inside of a locked fence or by a locked cover.

Action: No motion / second for allowing hot tubs was made. No further action will be taken.

7. New Business

A. Due to property damages and safety concerns, a motion was made and passed to ban the use of skateboards on Wildridge property. Skateboards being used will be confiscated and returned to the lot Lessee. Non-compliance will result in a written warning for the first offense, with a fine of \$25 for each additional offense. Continued disregard of the regulation will result in additional charges for fines with escalation to revoking leasehold privileges as appropriate.

Motion: Ron Hart

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

B. A motion was made and passed to purchase components of a security system. Funds have been allocated in the budget (\$6,000.00), but expenditures have not been made until the overall annual fiscal condition of the Park could be assessed. Due to recent vandalism and theft incidents (e.g., broken glass in pool, fireworks in day lodge, golf cart stolen/damaged), the board feels that the timing is appropriate to purchase security cameras and a recorder.

Motion: Brent Geary

2nd Motion: Ron Hart

Yes: Unanimous

No: 0

C. The Board approved a request from the social committee to administer and pay for an expansion of the roof at the shelter house. A metal roof would be installed over the new section and the existing roof.

Action: The Park Manager polled the Board members after the regular meeting was adjourned. All Board members agreed that the roof work would be an improvement for the Park overall.

8. Comments from Members

Member name: Curtis Tyler

Lot #: 283

The member distributed a handout (see attached) and commented on his belief that dues have increased due to members using Park facilities on an extended basis (in excess of 14 consecutive days).

Member name: Randi Snider

Lot #: 32

The member commented on her belief that members remain on Park power year-round and some use a combination of park and personal electric service.

The Manager explained that staff are not aware of improper use of utilities and asked for specific occurrences so that they could be addressed. He also explained some instances in which the member may be confused on the specifics of utility use. He advised that members should not trespass on lots and any concerns should be brought to the attention of the manager.

Member name: Ray Burton

Lot #: 220

The member inquired as to whether Wildridge is charged a minimum fee for utilities (e.g., water) regardless of use. He pointed out that some charges may exist even if usage remains low or non-existent.

The manager explained that water use is metered and a fixed minimum is paid for sewer.

Member name: Wayne Snider

Lot #: 32

The member inquired as to how admittance at the guardhouse is administered. He asked how gate security is maintained, how walk-ups are treated and how guest admittance is managed.

It was explained that members are expected to use gate cards, even though guards may open the gate as a courtesy if the member is recognized. Walk-ups and visitors must be authorized by the lot Lessee and a list is maintained. Guards will retain the driver's operator license and note the vehicle license for visitors wishing to look at lots for sale.

9. Next Meeting

The next Board of Directors meeting was announced as the annual membership meeting on Saturday, August 9, 2008 at 10:00 a.m.

10. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Ron Hart

2nd Motion: Brent Geary

Yes: Unanimous

No: 0

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

Date: July 12, 2008

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 12, 2008

Board Members Present

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

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

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 10:25 a.m.

2. Secretary’s Report

The minutes from the June 14, 2008 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

None.

4. Unfinished Business

A. The Board discussed the fact that rules and regulations should be adhered to. Action should be taken for any ULV that does not display the ULV tag.

Action: No action required.

5. New Business

Several incidents had occurred associated with destruction of property and safety concerns. The Board considered the information for each occurrence and requested meetings with individuals that may be associated with or have knowledge of occurrences.

I. The member from lot #273 (James Simms) and his minor step-child (Joey) met with the board regarding a recent incident in which glass was broken in the swimming pool and surrounding area. The pool was closed for a period during cleanup, but several individuals still had glass in their feet upon reopening it.

The board explained that an individual wishing to remain anonymous (minor child Ashley visiting lot #195) had come forward and said that Joey bragged about breaking the glass in the pool area. Joey stated that he was not involved with the incident, but described an individual that he said he and another witness (Ethan?) saw throwing bottles into the pool area. He described a visitor to lots #81/82 named Alex Schoerelcke. A Wildridge employee (Neil Davis) confirmed the description of Alex. Joey said he would try to find a contact number for the second witness (Ethan?).

The lot Lessee for #81/82 (Jerry Durall) was asked to meet with the Board and arrived to discuss the situation. Based on the information available, the board felt it was prudent to revoke access privileges to the Wildridge Resort for Mr. Alex Schoerelcke. The member may request a special meeting with the Board of Directors if further details become available.

II. The member from lot #503 (Curtis Knierien) met with the board to discuss the behavior of his minor child (Cody). The Manager has had several incidents with the minor child and continued situations in which this individual has been associated with nuisances at the Wildridge Resort (e.g., bushes in shower, wet toilet paper in walls of bath house, pool infractions, fireworks in Park and associated with incident in which fireworks were thrown in the day lodge).

An issue with a golf cart stolen from lot #670 and damaged was also discussed. The board explained that an individual visiting lot #691 (Rick) stated that he believes he saw Cody and his half brother (Jacob, lot #502) on the stolen cart. Mr. Knierien stated that he thinks Cody was at camp in bed overnight on the date of the event.

Based on the information available, the board felt it was prudent to revoke access privileges to the Wildridge Resort for the minor child Cody. The member may request a special meeting with the Board of Directors if further details become available.

III. The Board discussed an incident report submitted by a Wildridge employee (Neil Davis) (see attached). Several minor children (Jacob from lot #623, Jacob from lot #502 and Cody from lot #503) were associated with igniting flammable fireworks, some inside of the Wildridge Resort Day Lodge. In addition to endangering the physical safety of other individuals, this action could have resulted in property damage of Wildridge facilities. The members from lot #623 were not available to meet with the Board.

Based on the information available, the board felt it was prudent to revoke access privileges to the Wildridge Resort for the minor child Jacob of lot #623. The member may request a special meeting with the Board of Directors if further details become available.

IV. The Board discussed the behavior of a minor child (Jacob) from lot #502. The Manager has had several incidents with the minor child and continued situations in which this individual has been associated with nuisances at the Wildridge Resort (e.g., fireworks in Park and associated with incident in which fireworks were thrown in the day lodge).

An issue with a golf cart stolen from lot #670 and damaged was also discussed. An Individual visiting lot #691 (Rick) stated that he believes he saw Jacob and his half brother (Cody, lot #503) on the stolen cart. The members from lot #502 were not available to meet with the Board

Based on the information available, the board felt it was prudent to revoke access privileges to the Wildridge Resort for the minor child Jacob of lot #502. The member may request a special meeting with the Board of Directors if further details become available.

The Association will draft letters to the affected members notifying them of the revocation of access privileges for Wildridge. The draft letter will be provided to legal counsel for review. Members may request a special meeting with the Board of Directors if further details become available regarding these matters.

6. Next Meeting

The next executive session is scheduled immediately following the annual membership meeting on Saturday, August 9, 2008.

7. Adjourn Executive Session

The executive session was adjourned.

Motion: Elmer Smith

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

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

Date: August 9, 2008

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

Gene "Beaver" Riley, President	Brent Geary, Director
Russ Seagraves, 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. Election Results for 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 9, 2008

Board Members Present

Gene “Beaver” Riley, President (#151)

Ruth Ann Reteneller, Treasurer (#601/602)

Mark Doran, Secretary (#224)

Ron Hart, Director (#202)

Elmer Smith, Director (#136/160)

Brent Geary, Director (#450/451)

Board Members Absent

Russ Segraves, Vice President (#37), 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 9:35 a.m.

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

President Riley introduced the members of the Board of Directors and thanked them for their service.

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

- A moment of silence was observed (Prayer).

- The Pledge of Allegiance was recited.

3. Secretary’s Report

The minutes from the August 11, 2007 meeting were read by Mark Doran.

The Minutes were approved as read.

Motion: Brent Geary

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

4. Treasurer's Report

A financial status overview as of June 30, 2008 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 inquired as to whether there was any liability insurance carried for the Board of Directors. Ruth Ann Reteneller explained that there was insurance carried in accordance with the Wildridge By-Laws. The costs for several types of insurances are recorded in the business expenses category on the financial statements.

Member name: Randi Snider

Lot #: 32

B. The member inquired as to whether Wildridge paid for cellular phones. It was explained that Wildridge pays for three cellular phones (President, Manager and Security). This helps to reduce long distance costs and provides Security with a way to call for assistance while making rounds.

Member name: Joy Schmitt

Lot #: 464 / 475

C. The member inquired as to whether Wildridge funds held in financial institutions were protected by Federal insurance. Ruth Ann Reteneller explained that all funds are insured and are segregated as necessary so as to not exceed Federal insurance limitations.

Member name: Gary Hammond

Lot #: 543

D. The member inquired as to whether a monthly breakdown of utility costs was available. Ruth Ann Reteneller explained that she could provide that information.

Member name: Dorothy Tyler

Lot #: 283

A motion was made to approve the Treasurers Report.

Motion: Mark Doran

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

5. Managers Report

Park Manager Doug Meador addressed the audience as follows:

- The manager announced that sealed bids will be received for lot #587. The opening bid amount should be at least \$6,500.00 and all bids must be received at the Wildridge office by September 1, 2008.
- Weather had affected the planned maintenance schedule. Relining of the pool liner is now planned for the fall of 2008 pool shutdown. Several water leaks were detected this season. These might be a result of the earthquake earlier in the year.
- Some vandalism was experienced during the year. The security system is currently being upgraded and additional guards have been used during peak periods.
- The manager urged members to keep the “Wildridge magic” in mind. The Park is intended to be a quality destination for recreation and enjoyment.
- The manager explained that potential alternatives for riding Unlicensed Vehicles (ULV’s) to the Patoka Station are being explored. Indiana Department of Natural Resources has decided to no longer allow ULV traffic on the roadside outside of Wildridge. This could result in members storing larger amounts of gasoline at their camps and might increase the risk of fire. The manager will continue to explore other options with Department of Natural Resources and Army Corps of Engineer representatives.
- There was a fire that destroyed improvements on two Wildridge member lots this winter. There was good response from Wildridge members and the local Fire Department. The entire community pitched in to help.
- Sewer infiltration has been lower for this season. Sewer maintenance will continue to help minimize water infiltration. Members are responsible for maintaining sewer drops on individual lots to ensure they are water-tight.
- Funds have been placed in the restricted funds for Park improvements. For example, funds have been retained in the Building Fund for the past three years. A tentative plan would include professionally refurbishing the shower house within the next year.
- The Manager appreciates the efforts of all the staff. Wildridge employees work hard to maintain the quality and safety of the Park.

The following discussion followed:

A. The member asked if the Manager could be in the office more and use the board on the door to note his return time to the office.

Member name: John Mitchell

Lot #: 546

B. The member inquired as to the status of ULV access facilities outside of Wildridge. The manager explained that he plans to continue to explore options with Indiana Department of Natural Resources and Army Corps of Engineer representatives.

Member name: Dorothy Tyler

Lot #: 283

C. The member asked if the Manager knew how many tickets were written by the extra security and whether penalties were collected. The manager explained that

approximately 15 citations / warning are written every weekend and collections are pursued if warnings are not effective.

Member name: John Mitchell

Lot #: 546

D. The member inquired as to how much right-of-way Wildridge has outside the parameter fence that might be used for ULV access to facilities outside of Wildridge. The manager explained that there is approximately 3 feet and he plans to continue to explore options with Indiana Department of Natural Resources and Army Corps of Engineer representatives.

Member name: Bonnie Huff

Lot #: 650

E. The member suggested that the Manager could transfer the office phone to his cellular phone during times he is away from the office. It was explained that the Guard staff answers the phone while the manager is away from the office and can reach him for pressing matters.

Member name: Susan Hammond

Lot #: 543

F. The member inquired as to how to dispose of trash if the compactor is not open. Options could include taking trash home or asking staff for assistance is no other options are available.

Member name: Pam Bickerest

Lot #: 461

G. The member asked if the trash compactor could be opened on Saturdays. The response was that the Board of Directors can authorize additional times for opening the trash compactor.

Member name: Gary Hammond

Lot #: 543

H. The member commented that he has not experienced locating the manager when necessary. He has left a message with guard staff at the gate at times when the manager was away from the office and he had gotten back in touch with him in a timely manner.

Member name: Malcolm Zoll

Lot #: 251

I. The member recommended that the manager, not the Board President, respond to questions directed to him during the annual meeting.

Member name: Forrest Timberlake

Lot #: 53 and 54

J. The member inquired as to whether the pool relining was performed by a contractor of Wildridge staff. The manager explained that the work is performed by a contractor. The Treasurer added that the work has been pre-paid so as to lock in at a lower rate than will

likely be available in the Fall 2008 season. Since work was initially planned for the Spring of 2008, the contractor allowed Wildridge to lock in at the rate available during that period.

Member name: Randi Snider

Lot #: 32

6. Reading of Communications

None.

7. Committee Reports

Jeanne Keller was introduced as the Social Committee President / representative. In addition to herself, she introduced the 2007-2008 Social Committee Officers as follows:

- Malcolm Zoll, Vice President (lot #251)
- Julie Zoll, Treasurer (lot #251)
- Jane Hart, Secretary (lot #202)

She asked everyone who helps with events to stand and thanked everyone for their help. She provided some examples of improvements that have been funded by the Social Committee (shelter house parking, expansions, roof, picnic tables, pool furniture). She also stated that more help / participation with activities is necessary.

Ms. Keller announced that an election for the 2008-2009 social committee officers was held with the following results.

- Joy Schmitt, President (lot 464 / 475)
- Malcolm Zoll, Vice President (lot #251)
- Julie Zoll, Treasurer (lot #251)
- Jane Hart, Secretary (lot #202)

The following discussion followed:

A. The member asked if the social committee was going to provide more dances in the future. Different types of music might be considered. The social committee representative explained that the popularity of dances has decreased over the past few years and that there did not appear to be a good use based on the cost for the disc jockey. Future dances and music selections could be considered.

Member name: Raymond Lee

Lot #: 571 and 572

B. The member asked if raffles would be considered in the future. She had provided a flag for a former raffle. The social committee representative explained that limited interest was expressed for that raffle and there were not a great deal of funds raised.

Member name: Bonnie Huff

Lot #: 650

C. The member suggested that the social committee should “think big” for raffles. She referred to a former raffle in which a golf cart was the main prize. Items such as this will build more interest and participation.

Member name: Marie Aquilina

Lot #: 290

8. Unfinished Business

There was no unfinished business.

9. Election of New Board Members

The following Wildridge members agreed to count the ballots submitted for the Board of Directors election:

- Sue and Jerry Burks (lots #209 and 210)
- Evelyn and Rob Williams (lots #268 and 278)

The results of the election were announced. 353 ballots were counted with individuals receiving votes as follows:

- John Sharp (lots #2 and 3) - 196 votes
- Jeanne Keller (lot #22) - 192 votes
- Randi Snider (lot #32) - 188 votes
- Gene “Beaver” Riley (lot #151) - 179 votes
- Mark Doran (lot #224) - 170 votes
- Mark Pavey (lot #17) - 94 votes

Note: Russ Segraves (lot #37) had requested that his resume be removed from consideration for the Board of Directors and was not included in the ballots distributed for member voting.

10. Election Results for New Board Members

The following individuals were announced as members who will serve a three year term as a Wildridge Director beginning August 9, 2008.

- John Sharp (lots #2 and 3)
- Jeanne Keller (lot #22)
- Randi Snider (lot #32)

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 commented on the quality of Wildridge's sewer system. She has a long-term study and information compiled that leads her to believe that the sewer system is failing. She believes infiltration and exfiltration are excessive. She believes that the contingency fund should be used to replace sections of the sewer system.

Board representatives explained that a sewer repair contractor was contacted in the past to possibly replace a portion of the line using a method known as sewer bursting. The firm advised Wildridge against this type of repair since it was uncertain as to the benefit of replacing the section initially studied. In addition, professional engineers had studied the problem and watched films of the sewer system. They advised Wildridge to maintain manhole vaults and sewer opening using a resin-based system. Wildridge initiated this type of repair / maintenance approximately one year ago and efforts are still in progress. Maintenance staff feel they have received sufficient training to help manage sewer infiltration. Wildridge does not believe there is a serious exfiltration problem at this time.

Member name: Thelma Wade

Lot #: 642

B. The member commented that the sewer system is old and does not believe sufficient funding is available for major replacement. Repairs of the existing system would seem to be the most realistic approach.

Member name: Marie Aquilina

Lot #: 290

C. The member inquired as to whether sewer consultants had looked at the sewer films. The board responded that the consultants had reviewed the films.

Member name: John Mitchell

Lot #: 546

D. The member inquired as to whether surface water was entering manholes. The manager explained that most water penetration / infiltration occurs mainly around the in-ground vaults, not the manhole covers.

Member name: Bonnie Huff

Lot #: 650

E. The member commented that some manholes are below the grade of the surrounding ground.

Member name: John Mitchell

Lot #: 546

F. The member commented that it sounds reasonable that infiltration might be affected by several factors, such as rainfall and earthquakes. The on-going process currently used by Wildridge seems like a sensible approach.

Member name: Andrew Leininger

Lot #: 94

G. The inquired as to whether the Park can measure infiltration and compare periods. The manager responded that information is available for monitoring.

Member name: Curtis Tyler

Lot #: 283

H. The member commented that 2008 investments are higher than 2007 and wondered if dues money is actually needed to operate the Park or if an excessive amount is invested. The Treasurer explained that operating funds are held in CD's and other short-term investments until they are needed. This helps to increase the return on funds held.

Member name: Thelma Wade

Lot #: 642

I. The member commented that investing operating funds until they are required is a smart business practice.

Member name: Tonya Carter

Lot #: 248 and 249

J. The member commented that the Treasurer does a good job of accounting for funds.

Member name: Forrest Timberlake

Lot #: 53 and 54

K. Regarding sewer infiltration, the member commented that excessive infiltration in 2006 and 2007 does not make sense because they had experienced a drought. The Board explained that there were some problems with the calibration of meters and Wildridge had changed to another contractor for these routine services.

Member name: Darrell Owens

Lot #: 673 and 674

L. The member inquired as to the purpose of a sewer assessment for members in the 1990's in the approximate amount of \$275. Another member (Forrest Timberlake, lots 53 and 54) explained that this was a charge to pay off a loan for the Wildridge sewer system. The Park developer obtained a bond for a portion of the sewer system and the Park was responsible for paying off a loan used to retire the bond. Each lot paid \$260, which helped to avoid paying millions of dollars if the loan would not have been paid early.

Member name: Randi Snider

Lot #: 32

M. The member stated that the original restrictive covenants on the lease allowed temporary camping only. Historically, his mother stayed in the Park for extended stays and they had notified the Board, even though they did not agree with the practice. He feels members staying for extended periods result in higher costs to operate the Park and should be charged added fees.

Member name: Curtis Tyler

Lot #: 283

and

Member name: Pam Bickerest

Lot #: 461

N. The member commented that Wildridge is a bargain compared to similar Parks in the region. He believes extended-stay members provide added security.

Member name: Garry Byerly

Lot #: 634

O. The member commented that extended-stay members should pay for the extra cost of services they use.

Member name: Dorothy Tyler

Lot #: 283

P. The member provided a history of dues beginning with 1992 (\$345 in 1992 and 1993, \$420 in 1994, \$450 in 1997, and \$525 in 1998) and that dues had increased \$195 in the last 10 years. He stated that Mr. Tyler's information regarding the cost of extended-stays was inaccurate.

Member name: Forrest Timberlake

Lot #: 53 and 54

Q. The member asked Mr. Tyler how his utility numbers were determined for extended stays. Mr. Tyler stated that he applied the rates from his home to Wildridge use.

Member name: Vicky Gilstrap

Lot #: 696

R. referring to the information presented by Mr. Tyler, The member stated that the cost of everything is more expensive than in 1977.

Member name: Barry Miller

Lot #: 143 and 144

S. Regarding Mr. Tyler's belief that the original restrictive covenants should not be updated, the member suggested that Mr. Tyler should lead by example, remove his building structures and cease use of his ULV golf cart.

Member name: Ray Burton

Lot #: 220

T. The member commented that he believes sewer problems are serious and should get more attention. He also commended the Treasurer for her service and quality fiscal management of Wildridge activity.

Member name: John Mitchell

Lot #: 546

U. The member suggested that the Park explore "Green" alternatives, such as renew, reuse and recycle.

Member name: Susan Burman

Lot #: 14

V. The member asked as to whether all extended-stay members are on personal electricity and if Park power to lots was shut off during the winter. The manager explained that Park power is shut off during the winter (December 1) and can be temporarily turned on with prior notice.

Member name: Sue Schmelz

Lot #: 364

W. The member thanked all in attendance for their interest and said she is available to discuss her sewer studies if anyone would like.

Member name: Thelma Wade

Lot #: 642

X. The member stated that she felt as though extended-stay members were being “picked on” and she feels they benefit the Park

Member name: Irene Alstott

Lot #: 76

13. Adjourn to Executive Session

A motion was made and approved to adjourn.

Motion: Ruth Ann Reteneller

2nd Motion: Elmer Smith

Yes: Unanimous

No: 0

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

Date: August 9, 2008

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 9, 2008

Board Members Present

Gene "Beaver" Riley, President (#151)
Ruth Ann Reteneller, Treasurer (#601/602)
Mark Doran, Secretary (#224)

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

Board Members Absent

Russ Segraves, Vice President (#37), excused absence

Newly Elected Board Members Present

John Sharp (lots #2 and 3)
Randi Snider (lot #32)

Jeanne Keller (lot #22)

Park Manager

Doug Meador

1.Call to Order

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

Special Topics

Several incidents had occurred associated with destruction of property and safety concerns. During the July 12, 2008 executive session meeting, the Board considered the information for each occurrence and requested meetings with individuals that may be associated with or have knowledge of occurrences. Based on the information available, the Board felt it was prudent to revoke access privileges to the Wildridge Resort for the individuals believed to be responsible. The Association sent letters to members notifying them of the revocation of access privileges.

Members had the opportunity to request a special meeting with the Board of Directors if further details became available regarding these matters. The following meetings were conducted on August 9, 2008

I. The lot Lessee for #81/82 (Jerry Durall) and his guest (Alex Schoerelcke) asked to meet with the Board regarding a situation in which glass was broken in the pool area.. Based on the initial information available in July 2008, the board felt it was prudent to revoke access privileges to the Wildridge Resort for Mr. Alex Schoerelcke.

Alex stated that he was a lifeguard and firefighter and understood the seriousness of the situation. He stated that he had no knowledge of the occurrence and had other individuals that could help him account for his whereabouts. The board explained that they were going to meet with individuals who had come forward with additional information and they would notify Mr. Durall of its decision.

The Board met with the member from lot 167 (Suzy Horrell) and her minor child (Christian). Christian explained that she and her cousin (Priscilla) witnessed the individual throwing glass in the pool. They were on the golf cart at the miniature golf course with an individual from lot #273 (Joey Harper) and his friend Ethan. They all witnessed Joey throw the glass bottles in the pool. In addition to Christian's in-person account, Priscilla had provided a written statement.

Based on these witness accounts, the Board will notify the responsible member from lot #273 James Simms member that access rights to Wildridge will be revoked for his minor step-child Joey. Written notification will be sent to the member from lot #273. Also, access rights will be reinstated for Mr. Alex Schoerelcke.

II. The Lessees from lot #502 (Mr. and Mrs. Charles Pruitt) were accompanied by their attorney (Mr. Jim Montgomery). Since an attorney had been retained, the Board directed that all communications be directed to Wildridge's legal counsel. Mr. Montgomery expressed his intent to sue Wildridge and the Board members individually.

III. The Lessee from lot #503 (Curtis Knierien) and lot #623 (Christopher McCullum) were accompanied by their attorney (Mr. Jim Montgomery). Since an attorney had been retained, the Board directed that all communications be directed to Wildridge's legal counsel.

The new Board members were seated and Mark Doran exited the meeting. Beaver Riley remained until the new President was seated.

2. Election of Officers

3. Secretary's Report

4. Unfinished Business

5. New Business

6. Adjourn Executive Session

Wildridge Association
Board of Directors Meeting
Agenda -- General Session

DATE: September 13,2008

Board Members Present

Elmer Smith President (136/160)
Ron Hart Vice President (202)
Ruth Ann Reteneller Treasurer (601/602)
Brent Geary Director (450/451)
Randi Snider Director(32)
John Sharp Director (2/3)
Jeanne Keller Secretary (22/38)

Board Members Absent

None

Park Manager

Doug Meador

Guests

None

1. Call to Order

The general meeting was called to order by President Elmer Smith at 9:00 am

2. Secretary's Report

The minutes from July 12,2008 general meeting was read by Jeanne Keller.
The minutes were approved as read.

Motion: Ron Hart

2nd Motion Brent Geary

Yes: Randi Snider Ruth Ann Reteneller Ron Hart Brent Geary

No: 0

Abstain Jeanne Keller John Sharp(Elmer Smith no vote)

3. Treasurer's Report

Ruth Ann Reteneller presented treasurer's report for July and August 2008. The following Friday (Sept. 19) she is going to small claim's court for outstanding dues on 14 to 15 lots. Total amount was \$19,000.00 One lot was foreclosed on. Quicken books is working. Any questions get with Ruth Ann.
Report approved

Motion: Ron Hart

2nd Motion Brent Geary

Yes: Ron Hart Randi Snider Brent Geary Jeanne Keller

No: 0

Abstain Ruth Ann Reteneller John Sharp (elmer Smith no vote)

4. Committee Report

None

5. Manager's report

Manager's report given by Doug Meador. Following reported:

1. Elections have 3 new members
2. Lot 680 road has hole in it and culvert needs repair. Eli Snelling only bid of \$5853.
Fill with concrete, plastic pipe in culvert and repair hole.
Brent made motion to to accept bid. Ruth Ann said there was \$27,000.00 in road fund to cover cost. Second by Ruth Ann.

Elmer asked for discussion: Amish does not do that kind of work. Lot 434 mark Sutherland Any more culverts to fix. Suggest manager not to fix until survey made. Doug said Lot 618 culvert will need attention in future. Lot 283 Curtis Tyler: There are two contractors in Jasper Did we contact them? Doug said he did not they did not want to come this far. Elmer called for A motion vote.

Motion: Brent Geary

2nd Motion Ruth Ann Reteneller

Yes: Jeanne Keller Randi Snider Ron Heat Brent Geary Ruth Ann Reteneller

No: 0

Abstain: John Sharp (Elmer Smith no vote)

3. New security system monitor to be installed at gatehouse in fall. The wires will have to
4. Be runned on overhead Dubois REC poles. Dubois REC ok with that.
5. Pool closes Sept. 14 at end of day. Pleasure Pools to coat and seal after pool closes. This work as to have been done in spring but could not because of wet weather. Antifreeze in lines and refill pool.
6. Re do shower house this winter.
7. No vandalism this past month
8. Year busier than normal. Utilities cost up due to usage and gas prices

Unfinished Business:

None

New Business:

Ron Hart stated there was several in annual meet wanting dumpster open on Saturday. He motioned to open dumpster on Saturday.

Motion: Ron Hart

2nd Motion Jeanne Keller

Yes: Ruth Ann Reteneller Randi Snider Brent Geary Jeanne Keller Ron Hart

No: 0

Abstain: John Sharp (Elmer Smith no vote)

6. Brent Geary stated several had come to him about election signs in yards. There was too many And they were an eye sore. Doug agreed he had same compaints. Lot 404/405 Tonya Grant stated that is what a democracy is all about Lot 650 Bonnie Huff stated she thought that the signs helped to know who the candidates were. She saw nothing wrong with them Lot 283 Curtis Tyler stated in lease it says no signs. Ruth Ann corrected That it states no commercial signs. No Motion on signs

Comments from members

Lot 434 Mark Sutherland Has there been any resolution of golf cart path. Can we make access road or new gate Is there any forward movement.

(Manager ex0plained that they are still working with Core of Engineers on problem. The property was leased to DNR. State Police said no golf carts on road. Patoka Station would like to get this resolved. Maybe a new road along fence to please be patient.

Randi said our by laws do not allow for golf carats to leave park grounds.)

Lot 200 Phil Scherschel How to get license for road. Do o we need break lights, turn signals and slow moving sign on back. (Manager said only good for agriculture)

Lot 650 Bonnie Huff suggested a sign at gatehouse travel at your own risk.

Lot 404/405 Tonya Grant Whare fees for next year and when do you start collections process on

overdue fees. (Ruth Ann said we have not had our budget meeting for next year. Lots are past due June 30th. Start July 1st. Call made to set-up first process first date Sept. 19. Opportunity to pay before court date. Letters sent out notifying of past dues. When in first court date set-up court date for next step. In spring meeting ask permission for foreclosure. This process takes 6 months to a year. Put up foreclosure property for bid by lot owners only first to pay for fees and past dues. Lot 587 \$6500.00 No takers on bid. Rules to bid on lot: You own a lot in park. Must be in good standing with dues.

Lot 283 Curtis Tyler Jan-Dec doubled each year. 342/840 dollars. (Ruth Ann said that was in correct) He wants to know gallons used when park is closed.

2008-2007-2006

1530-2600 Dec 342-972 Mar

437-1530 Jan 342-840 Apr

342-870 Feb 342-807 May

(Manager water break at gatehouse in winter fixed and noticed in May. Park gets one adjustment per year on water bill.)

Lot 650 Bonnie Huff What is minimum rate in winter.

Lot 283 Curtis Tyler Dues go up and water seems to e problem Shut down park in winter. No one to live Here year around.

(Elmer you are beating a dead horse)

Motion to adjourn by Ruth Ann Reteneller

2nd Motion Ron Hart

Yes: Brent Geary Randi Snider Jeanne Keller Ruth Ann Reteneller Ron Hart

No: 0

Abstain: John Sharp (Elmer Smith no vote)

Next meeting: Oct. 11, 2008

Wildridge Association
Board of Directors Meeting
Agenda – General Session

DATE: NOVEMBER 8, 2008

Board Members Present

Elmer Smith President (136/160)
John Sharp Director (2/3)
Randi Snider Director (32)
Ruth Ann Reteneller Treasurer (601/602)
Jeanne Keller Secretary (22/38)
By Phone
Brent Geary Director (450/451)
Ron Hart Vice President (202)

Park Manager Doug Meador

Guests: None

1. Call to order

The meeting was called to order by Elmer Smith, President at 9:06 on November 8, 2008.

2. Secretaries Report

The minutes from October 11, 2008 Meeting was read by Jeanne Keller. There was a correction on cost of culvert. Report stated \$6800.00 Bid was \$5800. Total cost was \$6426.22. This included bid plus cost of cement. \$400 was for concrete on washout. Ruth Ann state that Leese is entitled to due process.

Motion to accept with corrections.

Ruth Ann 2nd John Sharp

Yes: Ruth Ann Retneller, John Sharp, Randi Snider

No: 0

Abstain: Jeanne Keller (Elmer Smith no vote)

3. Treasurer's Report

Made an adjustment on Page 11 Decrease Trash \$2926 increase

Road Fund \$2926. Notice Page 11 \$1409.76 Maintenance Expense.

Reggie had to pull boat on property of lot owner and damage to his boat. Cost of repair was \$1409.73

John suggest we turn into insurance to handle. Ruth Ann said Doug should have gotten more than one quote. Deductible is around \$5000. Page 2 need \$14,000 by end of year. C.D. Due 12.8.08.

Elmer and secretary help to write checks. Secretary need to go to Old National to set-up signature

card. Small claims next date Dec. 19. Six not paid and 2 new cases. Lot 563 owner died and I contacted Todd on fore closure procedure. Elmer said any board member or Doug could talk to Todd.

Motion to accept report Randi Snider 2nd Jeanne Keller

4. Committee Report

None

Elmer Advised Brent Geary on phone. Wanted to be advised on budget.

5. Manager's Report

Water shut off November 3rd.

Need to replace 2 feet of hose on leaf vacuum/ \$400 to replace. People put sticks and other objects in leaves reason for replacement.

Problem with sewer is bad flow meter. Number 2 meter is pumping more than number 1. Don't know reason. Last calibration was in September of 2007. People coming out end of November to calibrate.

We might need to replace flow meter. Jeanne ask if person coming out can quote replacement and repair on meter. Jeanne stated cost around \$14,000 when purchased and installed. Ruth Ann ask

if we have used our adjustment for year. Doug said he will use at end of year. Randi ask if we can get someone out here sooner. Doug stated a lot of people do not due this kind of work. John ask why we are not going back to people who installed and calibrate. Doug said they did it wrong last year.

Need to purchase pressure washer for use especially in pool area.

Randi ask about lot 363 if Doug was on paper work. She is try to help with lot. She asked Doug to pull paper work and she will take care of it. Also lot 633. Randi ask about by-laws and sub-leasing. Doug said you can sub-lease. Ruth Ann makes a motion for Randi to help Doug with problems in recording at court house and get all caught by next spring.

6. Unfinished Business

Elmer talked to Todd about Brent's motion. (If you owe more than \$100 or more after July 1 to not have privileges to park.) Todd said lot owner needs due process. Todd said to send letter first then follow up 2nd letter 20 days later to start eviction notice. Seek court order for eviction. He would not recommend barring from park. Jeanne ask Elmer if Todd could do form letter for park for eviction and if we can cut electric if on park electric. Elmer said Todd suggest we not bar Leese. It was alright for them to stop them at gate and make sure they talk to Doug. Elmer said we might need to call police first when banning Leese and we need security cameras. We need to get a clear rule for president to ban quest. He is not comfortable with Todd and when through with legal matters then check to see if we can get a corporate lawyer. Brent ask about progress on insurance. Doug stated Bennett & Bennett said we were covered but have limits. German American is send an application for us to get a quote.

7. New Business

Elmer Budget

Ruth Ann should Randi make proposal. Elmer we can not know what it will generate. Randi said this would be income for common grounds keeper to check on area and pass out equipment. If we sell 300 bags we make \$800. Brent said cannot put into budget as it is projected income. Ruth Ann made motion to have Randi and committee bring findings in spring. John second motion.

Yes: Randi Snider, John Sharp, Jeanne Keller, Ruth Ann Reteneller

Ruth Ann said Randi brought to her attention there was a mistake in budget on dues coming. Ruth Ann adjusted the figure to \$549,270. We need to trim \$5000 off budget. Jean suggest 2% raise instead of 3.5% and take a look and cut little bit here and there. Ruth Ann stated our employees are with 3.5%. If we squeak by this year need to have big raise next year. Randi stated corporations are not giving over 2% raises. Ruth Ann stated this is a pleasure not corporation. Randi suggest we pay yearly for quest passes. Elmer said we cannot figure this in budget. Doug stated this would be a lot of work.

Ruth Ann made motion to cur sewer budget \$6000 to \$88,000 and we try to reason our sewer expense. Brent second motion. Ruth Ann made motion to accept budget that board did in October with amendment of sewer of \$88,000. Brent second motion

Randi stated we need to make cuts and find other income. Doug said the Association is not to make money. Randi said it is Directors responsibility to manage funds. Brent said I am willing to try and give our employees a decent wage when they are underpaid. My suggestion would be to eliminate the \$5000 to playground. John said I am not against taking \$5000 out of playground but lets look at other things also. I am against raising dues. We need to get control of sewer system. John figures we can save around \$60,000. Ruth Ann stated his figures were not correct and we had an adjustment coming. She said it sounds like we have isolated to meters. John stated he thought problem was meters and infiltration. Doug stated he cannot forecast problem with meters and we had an earth quake this year. Elmer stated that extra security monies comes from sale of golf cart stickers. People like extra guards. Randi ask if we could reduce printing cost. Ruth Ann made motion to reduce printing \$1500. Doug said don't leave office machine too low. Ruth Ann and Randi agreed to put \$1000 into office machine. Brent second. Ruth Ann motion to accept budget prepared by committee in October with printing \$1500, office supplies \$2500 and sewer \$88,000. Brent second

Elmer calls for vote:

Yes Brent Geary, Ruth Ann Reteneller

No Jeanne Keller, Randi Snider, John Sharp

Elmer stated it is defeated

Brent ask what vote was.

Jean ask can we take out playground and reduce common ground fund. Randi ask if we can reduce shower house monies. Elmer said no shower house was appropriated last year. Randi ask if there were bids on shower house and to take playground out of budget. Elmer stated Reggie and Jim are going to do work. We don't know cost but have \$20,000 to work with. Ruth Ann ask why take things out of budget when we will have \$500 left after raising dues. Randi stated raising dues will have a lot of people saying it is due to lawsuits. Ruth Ann said to tell people to come to her for figures. Doug stated people expect dues to go up. Ruth Ann said budget would maintain caliber of park. Brent said if dead set on breaking budget take playground out. Randi stated I already said that. Ruth Ann stated the playground will add to park and won't help at end of year budget. Brent stated if we raise small amounts this year then next year we might be forced to have big raise. John stated we need to attack sewer aggressively and take \$5000 out for playground. Elmer stated we do not know cost of sewer problem Brent phone is going dead. Ruth Ann will call back when we vote. Elmer suggest we move to mangers office to have phone access. Everyone moved to manager's office. Got Brent on phone and Ron Hart on phone. John object to Ron in meeting as he did not hear everything going on. Brent stated no different than if he was late to meeting. Ruth Ann made motion to include Ron in meeting. Brent second motion. Vote: Yes Ruth Ann, Brent Geary, Ron Hart, Jeanne Keller, Randi Snider, John Sharp. No 0

Brent made motion to reduce sewer fund to \$85,000. Ruth Ann second.

John so we are going to raise dues \$30.

Elmer amended motion made and seconded

To accept budget that the board did in October with following amendments.

Printing now \$1500 Office Supplies \$2500 Sewer \$85,000.

Vote: Yes Brent Geary, Ron Hart, Ruth Ann Reteneller

No: Jeanne Keller, Randi Snider, John Sharp

President breaks tie votes yes by Elmer Smith

Ruth Ann will send copies by e-mail of revisions and will put note on notice that it was a split vote.

Proposals

A. Manager will distribute a 3.5% raise over 2008 gross payroll expenses at manager's discretion.

Motion: Ruth Ann Retneller 2nd Brent Geary

Vote: Yes Ruth Ann Retneller, Brent Geary, Ron Hart

No Jeanne Keller, Randi Snider, John Sharp

President breaks tie votes yes by Elmer Smith

B. The Wildridge Association will pay \$325 plus AD&D and Life insurance toward the cost of medical insurance for employees whose annual hours average 32hr/wk. If medical insurance costs increase in 2009, Wildridge will absorb the increase up to 15% not to exceed \$375 plus AD&D and Life per employee.

Randi ask what Ad&d and Life premium is per employee. Ruth Ann said over \$10 but less than \$15. John ask per week. Ruth Ann said per month . John ask how many take this. Doug said 4 for medical and 1 for life.

Motion Ruth Ann Retneller 2nd Brent Geary

Vote: Yes Brent Geary, Randi Snider, Ron Hart, Ruth Ann Retneller, John Sharp, Jeanne Keller

No: 0 (Elmer Smith no tie)

C. Dues will be due by June 1, 2009 at cost of \$810 per lot. Discount will be \$10.00 per month payable on Dec 1, 2008 or after. Penalty will be \$30 per month starting July 1.

Motion: Ruth Ann Retneller 2nd Randi Snider

Vote: Yes: Brent Geary, John Sharp, Ruth Ann Retneller, Ron Hart, Randi Snider, Jeanne Keller

No: 0 (Elmer Smith no tie)

D. Wildridge will renew the bulk rate permit for mailing.

Motion: Ruth Ann Retneller 2nd Jeanne Keller

Vote: Yes: Ron Hart, Brent Geary, Ruth Ann Reteneller, John Sharp, Randi Snider, Jeanne Keller

No: 0 (Elmer Smith no tie)

E. Take out a mistake

F. The funds distributed to the Common Grounds/Playground fund are earmarked for the children's playground and maybe dispersed in single line purchases.

Motion: Ruth Ann Retneller 2nd Brent Geary

Vote: Yes: Ruth Ann Reteneller, Jeanne Keller, Ron Hart, John Sharp, Brent Geary, Randi Snider

No: 0 (Elmer Smith no tie)

G. Mowing will be \$200 per season and \$100 after July 4. Tall mow will be \$30. Will call will be \$20. The second will-call or tall mow charge will result in automatic program.

John stated he has noticed several lots with tall grass. Who takes care of this? Elmer said to notify Doug.

Motion: Ruth Ann Retneller 2nd Jeanne Keller

Vote: Yes: Ruth Ann Retneller, Brent Geary, Ron Hart, Randi Snider, John Sharp, Jeanne Keller

No: 0 (Elmer Smith no tie)

H. Transfer fees will be \$50 for members and \$100 for new member.

Motion: Ruth Ann Retneller 2nd Randi Snider

Vote: Yes: Ruth Ann Retneller, Randi Snider, Brent Geary, Ron Hart, John Sharp, Jeanne Keller

No: 0 (Elmer Smith no tie)

I. ULV tags will cost \$20

Motion: Ruth Ann Retneller 2nd Randi Snider

Vote: Yes: Ruth Ann Retneller, Randi Snider, Brent Geary, John Sharp, Ron Hart, Jeanne Keller

No: 0 (Elmer Smith no tie)

J. Starting January 2009, lessee who wishes to place a 2nd camper on the lot may do so by purchasing a sticker for \$15 per night. The sticker must be prepurchased during regular business hours by lessee of record. The sticker must be displayed facing street on second camper so it is visible from street.

Motion: Ruth Ann Retneller 2nd Jeanne Keller

Vote: Yes: Ruth Ann Retneller, Randi Snider, Brent Geary, John Sharp, Ron Hart, Jeanne Keller

No: 0 (Elmer Smith no tie)

K. All checks returned by the bank will result in \$35 returned check fee plus bank fee charge for returned check.

Motion: Ruth Ann Retneller 2nd Randi Snider

Vote: Yes Ruth Ann Retneller, Randi Snider, Brent Geary, John Sharp, Ron Hart, Jeanne Keller

No: 0 (Elmer Smith no tie)

New business Ruth Ann brought to board from Lot owner 486 boundary lines in question. Ruth Ann wants to make Lot owner asked for lot to be remeasured and lost four foot. Lot owner complained of dirt piled on her lot and ditches not cleaned out. Ruth Ann told her that was between her and her neighbor. Ruth Ann would like to make motion on boundaries. Motion: The 24 Hr. notice before transfer be enforced so boundary lines can be established. If a boundary line that has been established and can be clearly defined the new owner is to accept whatever is there. If it is questioned then both sides of the line should be notified and given a chance to input on where the boundary is before it is transferred. John ask where is this lot. Doug said next to Tony. Ruth Ann wants to add to motion make marker permanent. Doug suggest T marker on back of lot. Ruth Ann suggest when you buy lot it should be part of closing process. John suggest when it goes on sale it be marked then. Ruth Ann makes amendment to When lot goes for sale the boundaries shall be identified permanently if it is a clear boundary put sticks in it. If not clear then both sides of that line should be notified before it can be closed. Ruth Ann ask Doug is this workable. Doug said he thinks so but does not want Reggie and Jim to do measurement in presence of owners. He does not want them in the argument. Ruth Ann stated that she thought lot owners just have to be informed. Doug said this would help with problems. Ron Hart has question. When put for sale and neighbor not happy with boundary who decides he is not going to sell that lot until they get boundary set. Ruth Ann amends motion to read When boundary is obvious he can just mark it. When boundary is questionable both sides of boundary must be informed. At that point Wildridge employees will measure the lot and set markers. Brent Geary second motion.

Vote: Yes: Brent Geary, John Sharp, Ron Hart, Randi Snider, Ruth Ann Retneller, Jeanne Keller

No: 0 (Elmer Smith no tie)

Randi suggest board go look at lot 486 after meeting.

8. Comments

Lot 650 Bonnie Huff agrees before lot sold boundary to be set.

Motion to adjourn Brent Geary 2nd Jeanne Keller

Next board meeting March 14, 2009