

Wildridge Association
Board of Directors Meeting
Agenda – General Session

Date: March 14, 2009

Board Members Present

Elmer Smith, President (136/160)

John Sharp, Director (2/3)

Randi Snider, Director (32)

Ruth Ann Retneller, Treasurer (601/602)

Jeanne Keller, Secretary (22/38)

Board Members absent

Ron Hart, Vice President (202)

Brent Geary, Director (450/451)

Park Manager: Doug Meador

Guests: None

1. Call to order

The meeting was called to order by Elmer Smith at 9:10 on March 14, 2009.

2. Secretaries Report

The minutes of November 8, 2008 as read by Jeanne Keller. There was a correction on statement made by Ruth Ann. Ruth Ann stated this is a pleasure park not for profit not pleasure not corporation as recorded. We are a corporation. Motion to accept with corrections.

Randi 2nd Ruth Ann

Yes: Randi Snider, John Sharp, Ruth Ann Retneller

No: 0

Abstain: Jeanne Keller (Elmer Smith no vote)

3. Treasurer's Report

We do not owe any income taxes this year. We are Homeowners Association most of income to come from all members. Any money from special fees we have to pay tax less cost of fee. This year was zero. The tax is 30%. Board should keep in mind the special fees we are getting. The credit card company called and wants for us to pay on line. We have been late 5 times in the past 2 years. They will hold our rate the same. We have 2 cards out. One for board member who is no longer on the Board. Ruth Ann cannot change anything as Doug's name is on account. There is a \$500 credit limit for 2 people. In past we paid against statement and maybe not in time. We need to re look at credit card and petty cash procedures.

Small claims court. We have 4 cases. Two activated for April 4th. Two paid. One judge issued bench warrant. Ruth Ann asked judge to give until wednesday to arrange to get certified check. LP gas was so expensive this year. She would like to keep eye on it. We received a bill for \$600 for second quote on infiltration. She called company and questioned the bill and we are to receive a credit.

W2 and W4 must be online. Ruth Ann did this and when thru it asked if we want to activate codes for

social security numbers. Ruth Ann is asking Board do we want to activate or just leave alone?

Ruth Ann concern about Lot 486 what has been done. CD's all been cleared out. We have \$200,000 in Morgan Key account. We can get higher rate (1%) for one year. Do we want to tie our monies up that long? CD's and money market same for now. Ruth Ann suggest we use 6 month plan and see where things stand this summer. She would like for the Board to give her direction.

Ruth Ann could only deduct 3 trips for transfer fees. She suggest Doug goes to court house every month and sends owner of lot copy of transfer.

Ruth Ann said we have not received credit for infiltration from Patoka Water. Doug is waiting for new meters to be installed. Doug stated Patoka Water wants to put monitor on our meters at their expense. They will maintain. This will allow them to see readings sooner. Randi ask is this will benefit us. Doug said they will contact us as same as in past if readings are up. Ruth Ann made a motion for Elmer as president to call Patoka Water about adjustment as the Board decided in Nov. for new meters and was awaiting quote. That we also fixed a significant leak in January. Second Randi Yes: John Sharp, Randi Snider, Ruth Ann Retneller, Jeanne Keller No: 0 Elmer no vote

4. Committee report

None

5. Manager's Report

Winter had storms no damage to park. Snow blade did a good job. Lots of chipping due to storms. Water on in 3 weeks.

Install flow meters in one week.

One employee involved in legal matter. He is on unpaid leave of absence for one year.

Hired two new employees.

On Jan. 27 two jet skies stolen from park. Security camera caught vehicle and State Police viewed tape and will follow up. The vehicle had a gate pass. After this incident there is a new rule for guards at gatehouse. Starting at 9 pm until 7 am guard will not open gate unless they recognize driver.

Start on shower house will be slow once water is turned on.

Randi why not use that procedure on gate 24/7 as 6000 passes are out. Doug stated that cars line up and cause back-up onto road. Randi made motion not to open gate for anyone unless traffic is backed up onto road. The lot owners to use gate card.

Doug suggest for Board make motion to issue a directive to guards and manager that the policy in place be enforced 100%.

Second Jeanne

Yes: Randi Snider, John Sharp, Ruth Ann Retneller, Jeanne Keller No: 0 (no vote elmer Smith)

Randi asked if we did background check on employees. Ruth Ann stated that we use to.

Doug said he only one to have check. John said we need to make sure employee has background check. Doug to check on that. Elmer tabled.

Ruth Ann ask if guys can start sooner on shower house. Dr. needs to release Doug before he goes back to work. Ruth Ann ask about infiltration did lot owner get a certified letter about problem. Doug said we fixed it. Ruth Ann ask was it our to fix. Doug stated Reggie said it was faster and easier to fix as the problem ran both ways. Ruth Ann ask what has been done on infiltration work in park by crew. Doug said 2 to 3 days a week they are working on it. Ruth Ann would like to know at next meeting the number worked on. Ruth Ann stated that infiltration for February bill was \$5000 was same as last year. The January bill was for \$14,000. Doug stated that #2 meter was wrong meter for application and has given fits for past 3 years.

Ruth Ann ask Elmer permission to send email to Todd about recording electric to courthouse.

Randi asked to see permits for lots 661,660 and 485. Doug said they were in folders in office and Board has keys. Randi ask Doug is security camera were hooked up in front. Doug said no. The

Video server/recorder need to be set-up. He has a tower at Patoka Station and wants Boards permission to set-up around office building. This would be cheaper than running wire and no maintenance. Randi while at courthouse Kent Barrow of Crawford County EMA asked her about coming out to see if they could install a siren at Wildridge. Doug said he would get in contact with him and have it checked out. Doug said if possible that would help our guards out as the county would sent the warning. Bonnie Huff lot 650 said this might help our liability insurance. Steve Romeo lot#337 said he would be available most week-ends to help with shower house and he could get skilled labor to help. Steve suggest we need to take into consideration the vandalism done there when rebuilding.

6. Unfinished Business

Elmer stated he talked to Sam and flow meters to start work week from monday. Insurance matter Ray Burton lot owner did not want to quote but gave name of Tony Watson. Elmer to call Tony Watson for quote on D&O policy. Bennett and Bennett not policy we are paying for. Todd to send his bill to Bennett and Bennett for payment. German American has our liability and they are to quote on D&O. Jeanne suggest after quotes we have Todd look at policy. Elmer stated that Bennett and Bennett would not talk to him. Wayne Ketron lot 267 said that if insurance refused to talk to you, you can notify State Insurance Commissioner. Bennett and Bennett said our policy was for sex discrimination. Ruth Ann did not agree with statement. She said that was never mentioned at all.

Ruth Ann would like help with by-laws and rules. John gave everyone Dubois Rec hand book on by-laws He said it was well written and we could use it as a guide. John volunteered to help her. Ruth Ann wanted to make sure we had size of lot proposal that we voted on correct.

If a Wildridge boundary is visible and usable we will use that. If no Wildridge boundary then that boundary must be established before lot can change. Both sides of boundary to be notified.

Ruth Ann concern about video at guard house the cost we have incurred. We need to look at cost more closely when changing.

Randi brought up about selling ice. She suggest we table until Ron gets back.

Elmer tabled.

7. New Business

Ruth Ann ask board for permission to foreclose on lot#342. She did not ask for body of attachment. Reason the lot owner signed an agreement. He is doing best he can do but cannot pay. He has tired to sell. He was not allowed in park to sell lot. He was treated rudely by staff. Ruth Ann reminded the Board that Todd said we cannot ban lot owner from park for past dues. Elmer said he was admitted after that first incident. John asked how long for foreclosure. Ruth Ann stated 6 months. Lot owner is \$1600 in back dues.

John made motion to start processing. Randi 2nd.

Yes: John Sharp, Randi Snider, Ruth Ann Retneller, Jeanne Keller No 0 (Elmer Smith no vote)

Randi would like to make motion for people in park who stay more than 14 days have to go on own electric. She makes motion to turn electric off same time as water turn off.

Elmer ask do we want to discuss without full board. Jeanne suggest we table until Brent get back.

Randi makes motion to enforce our Covent No. 12 proof of insurance. Todd has advised us we need to enforce this.

Elmer table until May. He stated Brent ask for us to postpone meeting in May one week. Ruth Ann stated that wold set precedence.

Randi suggest Board meet all year as we have a payroll full year.

Elmer tabled until May.

Comments:

Steve Romeo lot#337 needs copy of rules and by laws we are enforcing. He wants to know when electric turned off.

Mike Ketron lot#267 would like for the Board to revisit charging for extra camper on lot at \$15 per nite. He feels he is being penalized and others who have quest are not. He understands our reason but brings down camper for his family. If we can not do this look at registration on camper and if same as lot owner no charge. Ruth Ann ask if he would pay for a seasonal pass. He stated why should I have to pay additional. Don't take this a threat but if not resolved we will sell. I am trying to keep you from paying 30%. John wants to make sure we understand he wants Board to let lot owner have camper on lot without paying if in their name. Ruth Ann would like to pull board who voted for this. Elmer we will have to table. The Board can call or email Brent and Ron. Ruth Ann suggest we think and act on next board meeting in April on quorum. She stated we have a quorum today.

Bonnie Huff lot#650 Concerned about credit card out. Ruth Ann stated Doug said the card was destroyed. She suggest we get security clearance on new hires.

Mark Doran lot#224 Thinks extra campers not an issue. We do not have that many. Park has rule for time extra camper can be on lot.

Ruth Ann makes motion to adjourn.

2nd John

Next meeting April 11, 2009.

Wildridge Association
Board of Directors Meeting
Agenda – General Session

Date: April 11, 2009

Board Members Present

Ruth Ann Retneller, Treasurer (601/602)
John Sharp, Director (2/3)
Randi Snider, Director (32)
Mark Doran, (224)
Gene (Beaver) Riley (151)
Mark Pavey (17)
Jeanne Keller, Secretary (22/38)

Guests: None

1. Call to order

Meeting was called to order by Ruth Ann Retneller at 9:02 on April 11, 2009.

First order of business for someone to take care of electing new officers. Mark Doran suggest Ruth Ann and John second. Ruth Ann stated first order of business to install new officers as Ron Hart, Brent Geary, and Elmer Smith sent letters of resignation. These position were filled by Gene(Beaver)Riley lot#151 , Mark Doran lot#224 and Mark Pavey lot#17. Election of officers done by paper ballot. For President Randi Snider elected Ruth Ann Retneller and John Sharp second. Mary Doran elected Beaver Riley and Mark Pavey second. Ruth Ann asked Beaver if he wanted to make a statement. He stated that he would be glad to serve as president and stand on his record of past. Ruth Ann stated she considered her function as treasurer most important thing she has done. If she was elected as president she would like to help the new treasurer and look over their shoulder until she felt if was being done correctly. We are in a serious transition now.

Talley: Ruth Ann Retneller 4 votes Gene (Beaver) Riley 3 votes

Ruth Ann Retneller is President from now until end of term.

For Vice President Jeanne Keller nominated John Sharp and Randi Snider second.

Mark Doran nominated Beaver and Mark Pavey second

Talley: John Sharp 4 votes Gene(Beaver)Riley 3 votes

For Treasurer John Sharp nominated Randi Snider and Jeanne Keller second

Gene(Beaver) Riley nominated Ruth Ann and she declined

Talley: Randi Snider 5 votes Ruth Ann Retneller 1 vote and Blank paper 1 vote

New officers

Ruth Ann Retneller President, John Sharp Vice President, Randi Snider Treasurer

Ruth Ann stated we will now proceed with meeting

2. Secretaries Report

The minutes of March 14, 2009 was read by Jeanne Keller. There was a correction of name for insurance. Tony Crane of Watson Insurance. Ruth Ann asked Doug if Kent Barrow of Crawford County EMA was contacted. Doug said he was to come to look at our system and was already familiar with it. Doug said Kent thought he

could get monies from county to make our system work with theirs. Doug gave Ruth Ann a letter stating he resigned at 9 am that day. Mark Doran resigned after announcement that Doug resigned. Randi made motion to accept secretaries report with corrections. John Sharp second.

Yes: John Sharp, Randi Snider, Mark Pavey No: Gene(Beaver)Riley Abstain: Jeanne Keller (Ruth Ann Retneller no vote)

Beaver asked for a recess to talk to Mark Doran. Ruth Ann denied his request.

3. Treasurer's Report

Ruth Ann stated that small claims was down to \$4000. We have one in foreclosure and one was given back to Wildridge and she is pursuing 2 others. We purchased another CD for 6 months. Ruth Ann was concerned about fees going up on mowing program. Last year we had 6 this year we have 7. Transfer fees \$1202.67 was large. Board asked Randi to process transfers not made. She processed 38 and one had to be turned over to the attorney. Legal fees budget \$7500 for year and have spent \$7400 already. Maintenance supplies budget \$114 spent \$2900 already this year. Ruth Ann needs explanation on this amount. Randi ask if this could be snow plow. Ruth Ann to look into matter. In November did not pay 940. Penalty was \$265.95 and Ruth Ann paid it. Sewer infiltration \$14,000 more than last year for month. John stated that new flow meters are installed. We will keep an eye on this infiltration. Beaver asked if the transfer fees was in the budget. Ruth Ann stated Randi was asked because of her expertise and Doug agreed for her help. She did all this work as volunteer. Fees were for making copies and filings. Jeanne made motion that treasurers report was submitted Randi second.

4. Committee Report

None

Ruth Ann stated she wants to form 3 committee's

1. Insurance problem. What coverage and what options available Ruth Ann asked if anyone on the Board would to look into this. Mark Pavey stated he would be happy to do that. John suggested there are several insurance people in park who might be able to help. Ruth Ann is to get information to Mark..

2. Re valueate building codes and suggestions on updating

Ruth Ann asked if anyone on Board to head up committee. John Sharp said he would.

3. By-laws The Board of Directors are responsible for by-laws. Ruth Ann and John have been working on documents and putting in order. They have not added or changed nothing. Randi, John, Ruth Ann and Mark are to help with project.

5. Managers Report

None

New members placed on Board of Directors according to By-laws. Once we have run out of people who ran in previous election the next step is for the Board to come to a consensus and approach that person. That will be handled in executive session.

Ruth Ann had made an outline for the manager. She wanted the Board's approval to use the outline to track the progress made on projects. Randi thought the outline was a good idea.

Mark Pavey asked procedure on trouble with lot owners and how it was handled. Ruth Ann stated in the past trouble with lot owners was handled in executive session. Our attorney has since said we are Incorporated and it has to be public record.

6. Unfinished Business

Second camper rule:

Board was given this was a serious problem. Several lot owners upset with campers coming in. At last meeting lot owner Mike Ketron lot#267 stated he brought camper in for family and he wanted the Board to look over that rule. Randi Snider made a motion to pull the rule and for the guard at gate to keep a record of number of campers coming thru. Motion made to Resend rule J adopted by the budget committee and monitor the situation and bring up later. Have guards at gate monitor second camper coming in. Mark Pavey said he was a little passionate on rule. He stated it no different than 1200 square foot building for families. He objected to rule. He second Randi's motion. Beaver wanted to know who was to monitor.

Yes: Randi Snider, John Sharp, Mark Pavey, Gene(Beaver)Riley, Jeanne Keller No: None
(Ruth Ann Retneller no vote)

7. New Business

Send letter of thanks to former board members.

Randi made motion for manager to use form in report to board. John second motion

Yes: Randi Snider, John Sharp, Mark Pavey, Gene(Beaver)Riley, Jeanne Keller No: None
(Ruth Ann Retneller no vote)

Ruth Ann stated she would like to see a time limit on Board members to talk on subject 3 minutes.

Jeanne Keller made motion to appoint time keeper but thought in by-laws it was 5 minutes.

Motion made to appoint time keeper so no Board member to talk longer than 5 minutes on a subject.

John Sharp second motion.

Yes: Mark Pavey, John Sharp, Randi Snider, Jeanne Keller No: Gene(Beaver)Riley
(Ruth Ann Retneller no vote)

Ruth Ann would like to do a required breakfast for employees that was done in past. They get one hour travel time and one hour pay for attending. This was not in budget. Jeanne Keller volunteered to fix at her expense. Randi said she would help. Mark thought it a great idea but does not like for it to say required. Mark made motion to do breakfast but not required to attend but paid if attend. Jeanne to send invitations. May 9th date.

Comments:

Lot#485 Tony Layman Extra camper no different than extra boat. If a friend cannot bring boat in then he had a complaint.

Lot#332 The Board should notify members on resending \$15 extra camper charge as soon as possible. Ruth Ann ask that social committee to post on board and will be in newsletter.

Lot#337 Steve Romeo Did you make a decision on 14 day service? I never did get an answer when electric was turned off in winter from last meeting. To abide by rule on electric. It will be enforced.

Lot#415 Charlie Pierce Legal fees are they for month or year and can we recover. Ruth Ann said from January 1st. She had to pay attorney for incident and nor recoverable. Beaver stated Elmer was still talking to Bennett and Bennett. He thought it may still be recoverable. Charlie ask what process or rule for going on own electric. Ruth Ann stated if you build you are required to go on your own electric or you choose to go on your own. You must get a waiver from manager. She is checking with attorney if it has to be recorded at courthouse. Take waiver to Dubois REC. Dubois set pole on their time frame. You are required to run electric from pole to your building or camper. Once your are on your own electric the electric provided by Wildridge is removed from box on pole.

Charlie stated that he bought in 2006 and was told he could get a rebate if he went on his own electric. Ruth Ann stated that in 2005 the Board passed rule that only people who could get rebates were the ones who operated on old lease. When you purchase your lot in 2006 you purchased under new lease therefore you were not entitled to rebate. Charlie stated that Corporation is one class members. Why was this stopped. Ruth Ann stated that if you make an exception then there is another and another. That could lead to great expense for the park. Ruth Ann stated the Board would take under consideration and get back to you. We are moving forward from today. Charlie also stated he wanted to thank Randi for her work on transfers.

Lot#3 John Sharp has a letter written by Dean Robertson Lot#5 to read. In past Deano has fixed electrical problems on week-ends, holidays and after hours for people in park. He has never charged lot owners or park for this. I have always asked for approval by Board member or manager. I feel I can no longer provide this service. I do REC customer conversions. Park rules require liability insurance that I carry and pay for. I am concerned with who would cover any or all losses, problems, and change by owners on park power. Ruth Ann ask if we might carry additional liability. Deano stated he is not a park employee so I don't have insurance from park if something goes bad. Customer could do something and he was last one there are you going to come on my insurance because I tried to help park out. Board to research. He did not need answer today.

Lot#337 Steve Romeo Why discontinue \$250 rebate? Ruth Ann stated it was originally put in as an incentive for more people to go on own electric. We took away to treat everyone the same. Lawyer said it was a free gratis that could be removed. Steve stated the \$250 incentive was good. We pay for people to stay here on park electric and it is not right. He asked why did Randi inherit 38 transfers. Ruth Ann stated that was covered in meeting. The Board appointed her to help. Steve ask why they weren't done. Ruth Ann stated that is not for me to answer. The only person who can give a good answer is the person who did the work on it. Randi do you want to reply to the question as you did the work that was necessary. Beaver ask if he may respond. Ruth Ann said Randi was to respond. Beaver took exception to letting Randi responding and not him. Randi said we need to move on and prevent this from happening again.

Lot#485 Tony Lehman stated he had letter from Board to discuss. Ruth Ann said we would do that in executive meeting.

Motion to adjourn Beaver and Randi second.

Next meeting May 9th

Wildridge Association
Board of Directors Meeting
Agenda – General Session

Date: May 9, 2009

Board Members Present

Ruth Ann Retneller, President (601/602)

John Sharp, Vice President (2/3)

Randi Snider, Treasurer (32)

Mark Pavey, Director (17)

Gene(Beaver)Riley, Director (151)

Russ Segraves, Director (37)

Jeanne Keller, Secretary (22/38)

Guests: None

1. Call to order

The meeting was called to order by Ruth Ann Retneller, President at 9:00 am on May 9,2009.

The Board had requested the following people to attend meeting:

Lot 486 Jim & Mary Holloway regarding damages done to their lot-by-lot owner#485.

Ruth Ann stated they had the right to state their case or bring case to executive session.

They preferred to take to executive session.

Lot#329 David Dillon, Lodema Dillon, Doug Meador and Brad

Ruth Ann read David Dillon's statement and reminded everyone that it was being recorded.

David had nothing to add to statement. Lodema sent a letter stating she would be out of town on day of meeting. Ruth Ann read Doug's statement he made to officer Marcus.

Facts by Board: photos by Mark and John show what seem to be bullet holes on west side of building on lot#329.

Ruth Ann asked if anyone knew of facts to please report them to the Board.

Lot #650 Bonnie Huff suggest any shooting be reported to security and sheriff.

2. Secretaries report

The minutes of April 11, 2009 was read by Jeanne Keller.

Beaver ask Jeanne if she could send copy of minutes by e-mail to Board members ahead of time to be reviewed. Beaver ask that the letters of resignation be read at meeting to be part of the record.

Motion to approve minutes by Randi, Mark second motion.

Yes: John Sharp, Randi Snider, Mark Pavey, Gene(Beaver)Riley,

No: Russ Segraves Abstain: Jeanne Keller Ruth Ann Retneller no vote

3. Treasurer's report

Randi Snider gave report on progress on recording closings. Ruth Ann is overseeing Randi to explain system.

4. Committee report

Insurance: Mark Pavey has checked all our insurance and it is updated and paid up. Mark asked Ray Burton to look at insurance to make sure our coverage is sufficient.

Mark thanked Ray for his help on insurance. Beaver ask about insurance on old truck. Mark to get back with him on information. Ruth Ann requested itemized list from lawyer to file claim for lawsuit.

Building Codes: John Sharp stated while inheriting building permits he has learned we need to update our building codes.

Ruth Ann stated that Board members are working on our By-laws and rules to be updated and put into new format. When the Board votes on the updated rules and building codes, the new and revised version will be available at office.

5. Manager's report

John Sharp gave the manager's report, as he was appointd the go to person until we have a new manager. John stated he has around 15 permits and delivered 6 with help from Randi, Mark and Russ. There is 12 to do yet and he would need help from Board members to get them done.

Patoka Water called to let John know we were using 40 gallons per minute which would be 1.5 million gallons per month. This was called to Wildridge attention after water was turned on for season. John and maintenance have been looking for leak. The problem was found and corrected but we still are using too much water. Patoka Water suggested John take readings at midnight and 1 AM and 2 AM. John took reading at midnight and it read 1 gallon per minute. The 1 AM reading was ½ gallon per minute. A leaking faucet at 1 drop per second is 200 gallons per month. John stated we have a lot of leaking hoses here at park. Patoka Water is going to make an adjust on bill for water and sewer. Mark ask what is normal for usage at late time. John stated near zero.

6. Unfinished business

a. Breakfast for employee's: Ruth Ann stated there has been so much going on did anyone have any suggestion on breakfast. Beaver suggested we put this on hold for now.

b. Leases. Di Haffield is working in office on week-ends. Ruth Ann asked her to go through folders and identify which folders did not have current lease in them and give these to Randi. Randi reported so far she has 115 leases to find and replace. Randi also noted she has 29 leases that are problems which require research. John stated that sub-leases must be approved and recorded by Wildridge.

c. Child Molester: Ruth Ann stated that someone ran a scan and discovered at Wildridge has a visitor that is on Family Watchdog.coms list. Ruth Ann contacted our attorney and he wrote a letter which is posted at gatehouse. The letter states that Jason James Lemman cannot have access to Wildridge property. The attorney also suggested we officially adopt a zero tolerance on child molesters. Beaver makes a motion to protect everyone.

Those convicted of child molestation or sexual misconduct of minor be treated with zero tolerance by Wildridge. The procedure to use is monitor Family Watchdog.com and verify with law enforcement. A confirmed person on list is denied access to Wildridge.

Motion second Mark

Yes: Gene(Beaver)Riley, John Sharp, Russ Segraves, Randi Snider, Mark Pavey, Jeanne Keller

No: None Ruth Ann Retneller no vote

d. There are 4 people for second interviews of manager's job. These will be done this afternoon.

e. Doug has offered to purchase big screen monitor for \$1300. Ruth Ann ask if there is a motion on this offer. Randi made motion Monitor not be sold to Doug until we see if needed. If the monitor is not needed then post on website for sale. Russ second motion.

Yes: Randi Snider, John Sharp, Russ Segraves, Mark Pavey, Gene(Beaver)Riley, Jeanne Keller

No: None Ruth Ann Retneller no vote

f. Credit card. Ruth Ann said the bank suggest we use a debit card in place of credit card. We have trouble when new people come on board or a new manager. Randi makes motion.

Russ second motion. Motion: Wildridge gets 2 debit cards from Old National after setting up a separate account that will be \$5000. The employee who makes a transaction must produce a receipt or be responsible for the cost to Wildridge. We will have someone monitor the account. We will ask that the bank provide a notification if the amount is over \$800.

Yes: John Sharp, Randi Snider, Mark Pavey, Russ Segraves, Gene(Beaver)Riley, Jeanne Keller

No: None Ruth Ann Retneller no vote

Ruth Ann ask Beaver to close credit card account that was used as his name is on it. The cards have been destroyed. Beaver said he would close account.

g. New officers sign cards for bank. Ruth Ann ask bank what would pay more interest. The bank advised a savings account would pay more interest. Randi makes a motion that we open a saving account. John second motion.

Yes: Randi Snider, John Sharp, Mark Pavey, Gene(Beaver)Riley, Russ Segraves, Jeanne Keller

No: None Ruth Ann Retneller no vote

h. Wildridge website. Mark did a demo of website. Beaver makes a motion to pay Mark the cost of set-up and any extra expense incurred and charge as an office expense. Russ second motion.

Yes: Russ Segraves, Gene(Beaver)Riley, John Sharp, Randi Snider, Jeanne Keller

No: None Abstain: Mark Pavey Ruth Ann Retneller no vote

7. New Business

a. Wildridge 84 for sale. Mark is going to set-up on web to accept bids for lot. The cost of lot is \$1725 and 2009 dues are paid. The new owner has to get own electric and key to camper at office. Randi makes a motion for all future lots for sale be put on web page. The web site will have a post office box number to use. The deadline will be the Friday one week before the second Board meeting after posted. Second by Mark

Yes: John Sharp, Russ Segraves, Randi Snider, Gene(Beaver)Riley, Mark Pavey, Jeanne Keller

No: None Ruth Ann Retneller no vote

The deadline date for lot 84 will be July 3rd. Mark makes motion to start bid on lot 84 at \$6000. John second motion. Beaver makes comment that we are not in real estate business and objects to a minimum bid.

Yes: Mark Pavey, Randi Snider, John Sharp, Russ Segraves, Jeanne Keller

No: Gene(Beaver)Riley Ruth Ann Retneller no vote

b. Lot 659/660 Dangerous boundary between lots. Randi makes motion that no building be done on lot until resolved. Put on hold until Beaver, Russ and Mark look at it. Ruth Ann to send letter.

c. Lot 329. Problem with shooting. Beaver makes motion for zero tolerance on firing gun in park unless in self defense. Call 911 immediately and let law enforcement investigate before action taken.

Yes Gene(Beaver)Riley, Mark Pavey, Russ Segraves, John Sharp, Randi Snider Jeanne Keller

No: None Ruth Ann Retneller no vote

d. Lot 505 The owner purchased in February 2009. The lot lines were incorrect when given to lot owner. He had to move the camper after it was set-up. He is asking the association for the cost of \$200 to reimburse him. John makes motion to reimburse lot owner as lot lines were our mistake. Randi second

Yes: Russ Segraves, Randi Snider, Mark Pavey, John Sharp, Jeanne Keller

No: Gene(Beaver) Riley Ruth Ann Retneller no vote

e. Spring Valley Hardware has offered to set up Wildridge at contractor's pricing and have an account payable once a month. Randi suggest that all items bought have a receipt. Randi makes motion to apply for credit account at Spring Valley Hardware. Employee using account must produce receipt or that employee is responsible for that bill. Russ second motion. John said if lot owners show their gate card they will receive a discount.

Yes: Gene(Beaver)Riley, Russ Segraves, John Sharp, Randi Snider, Mark Pavey, Jeanne Keller

No: None Ruth Ann Retneller no vote

f. Maintenance people would like to have their radios fixed the costs is \$318. Already in budget.

g. There are four infiltration places in Wildridge and we need a camera view in order to fix.

Messmer best bid so far.

h. Tubing for leaf vacuum needs replaced. Bids are being gathered in.

i. Cell phones with Verizon until 2010. Free phone if we commit until 2011. Put on hold for now.

j. Safety deposit box. Ruth Ann stated we have the original deed on property and other papers.

Beaver suggest we use safe in office. He stated we have two in there. It was decided we do not need.

k. Stimulus money. Mark said we had a lot owner who would look into this for us.

l. Ruth Ann asked for the Board to approve the update for file maker on 3 computers. Ruth Ann to get the cost of update.

m. Ruth Ann had a change to talk to a real estate lawyer on lot 505. Mr. Jason Lopp. He would consider to be put on retainer. He would also get back to us in 24 hours on any problem. Ruth Ann to ask Jason Lopp to come to next board meeting. The Board has had several problems with current lawyer.

Complaints

Lot 439 Judy Bailey Concerned about water issue. After attending meeting she knows we are working on problem.

Lot 200 Scherschel Wants to know if we have water problem isolated.

Lot 650 Bonnie Huff Slow down security when patrolling so they can look around.

Lot 439 Charlie Bailey Property lines when transfer made is marking lines part of transaction. Ruth Ann stated that the Board now required for the lines to be done at closings.

Lot 92 Dave Jagers sent letter on 5/2/09 Could we post no smoking sign at shallow end of pool? This is area small children are at.

Randi stated it is in rules and regulations that Day Lodge and Pool Area are smoke free.

Lot #439 Judy Bailey Concerned about playground area. There are young people on playground who do not belong there. They are too big for area. Could security address problem.

Randi suggest we have a common grounds keeper.

Lot 576 Richard & Judy Polley We are confused as why we need full time guard duty. In Florida this is not routine. They have guards on duty at various times. When the park is busy on week-ends and holidays 24/7 is good. No. 2 We feel that the fee for golf cart stickers is gouging lot owners.

Jeanne states that golf cart sticker money is for extra security on week-ends and holidays.

Beaver stated that reason for guard on 24/7 was to keep down theft.

Lot 503 Curtis Knierien Asked for waiver on permit to build deck. John cannot approve too close to road and need 2 places for parking. John suggest you make adjustment to your drawing.

Russ Segraves reminded Board the election is in 3 months. Persons wanting to run for office should submit resumes by end of day on second Sunday in June. Russ wants record to show Russ Segraves in placement of Mark Doran for Brent Geary.

Lot#300 Jim Wilkerson He suggest guards watch age of kids on golf carts. He wants security to enforce rules and regulations.

Randi suggest security to have training.

Beaver makes motion to adjourn. John second motion

Next meeting June 13, 2009

Wildridge Association
Board of Directors Meeting
Agenda – General Session

Date: June 13, 2009

Members Present

Ruth Ann Retneller, President (601/602)
Randi Snider, Treasurer (32)
Russ Segraves, Director (37)
Gene (Beaver)Riley, Director (151)
Jeanne Keller, Secretary (22/38)

Members Absent

John Sharp, Vice-President (2/3)
Mark Pavay, Director (17)

Guests: Jason Lopp, Attorney

CALL TO ORDER:

The meeting was called to order by Ruth Ann Retneller, President at 9:00 am on June 13, 2009. Ruth Ann stated reason for absence for John and Mark. Beaver moved both be excused.

SPECIAL ORDER:

Jason Lopp was introduced as a possible replacement attorney. He gave information about the firm he worked for and how he could assist Wildridge.

SECRETARIE'S REPORT:

The minutes of May 9, 2009 was read by Jeanne Keller. Beaver stated he needed to get the phone number off the credit card. He can get the account taken care of then.
Motion moved by Russ to accept minutes. Beaver second motion. Motion carried.
Yes: Beaver Riley, Russ Segraves, Randi Snider No: None Abstain: Jeanne Keller

TREASURER'S REPORT:

Randi stated we are having trouble with our copier and she did not have detailed copies to hand out. She presented profit and loss sheet. She is working on 40 transfers. Postage is up because of signature required and copy of lease sent out to lot owners. Janitorial and pool supplies are in same account and she will break these out separately, There was \$1222 spend on lift station for work done in February to end of April.

COMMITTEE REPORT

- a. Insurance. Mark is awaiting final figures from attorney to file claim with insurance company.
- b. Stimulus: Jeffery Cole stated we are not covered for monies but there is a clause that we may fall into. He is going to check on it.
- c. Security system: Jay Papp reported on updating our system. He recommended we need more cameras. Total cost for complete system\$30,470.72
Di Haffield lot#222 ask if we could get more pool area covered. Jay said we could get that now by tighten up camera. Dean Robinson lot#5 ask if we could save money running cable to guard

shack ourselves. Jay said we could save a little. Ruth Ann stated this not in our budget for this year. The Board will have to look at this for next year's budget.

d. Building codes: John and Ruth Ann have copied everything they could find. The Board will have to look and vote on the codes.

e. By Laws: Work in progress.

f. Lot 650/660 Tabled from last meeting: Beaver stated the lessee said it is a work in progress. Motion moved by Randi that a letter be sent to lot 660 and copy to lot 659 instructing lot 660 to obtain a building permit to erect a privacy fence or railing as directed. Russ second motion. Motion carried. Yes: Russ Segraves, Randi Snider, Jeanne Keller No: Beaver Riley
At last Board meeting it was suggested the President write the letter. Ruth Ann stated she will write the letter.

MANAGER'S REPORT:

Water leaks lots 204 and 576. Repaired above ground water leaks lots 19,290,579, and 291. Under ground leak on lot 88. Leaks on lots 621,592&182 ground water. They are running test for fluoride and chlorine. Downspouts are not running into sewer. No sewage water leaking into creek. Repaired one man hole. Quote for camera for sewer is \$55.00 per hour plus travel and expense. We need one maintenance man to help. Pool pump down. Repaired at cost of \$111.00 Pump and motor are special built for pool. Cost to replace is \$3900.00 Ruth Ann requested two more quotes. Lightening took out computer, fax and phone at guard shack. Di had a fax and copier to loan to office until we replace. Birdseye computer laptop or complete system would be \$799.00 The Board suggested Steve contact Dean Robinson and Don Sharp for surge protection. Randi has Wildridge laptop that can be used. Procedure until get surge protectors is to unplug computer and fax. OSHA program at \$285 per person. Ruth Ann stated it is not in budget for this year. This will need to go into next year's budget. Steve said radios were not working properly. He is returning for repair. The extra security golf cart is not running and the guards are using parts for the one they use. Russ suggested we sell the Snapper lawn mower that maintenance does not use. The original price was \$3900.00 Russ suggested we clean it up and put on website to sell. Ruth Ann stated we will put price at next meeting.

UNFINISHED BUSINESS:

a. Leases: Randi 25 leases not resolved. Randi stated we do have everybody's lease in their file.

b. Bank accounts: Opened bank account for \$3000.00 Motion to have manager on account.

Motion moved by Randi to make manager as signor on \$3000.00 debit account. Russ second motion. Motion carried. Yes: Russ Segraves, Randi Snider, Beaver Riley and Jeanne Keller
No: none

c. Website: Mark asked at last meeting if the Board would approve buying signs to put around the the park advertising the website. Motion moved by Russ that \$100.00 be used to purchase signs with website address. Beaver second motion. Motion carried. Yes: Russ Segraves, Randi Snider, Beaver Riley and Jeanne Keller No: none

Second part of website. Some want directory on website. Motion moved by Randi that to send a survey with ballot asking membership what their interest is on posting a Wildridge lot directory on website or obtaining a hard copy of directory. Jeanne second motion. Motion carried.

Yes: Russ Segraves, Beaver Riley, Randi Snider and Jeanne Keller No: none

d. Beaver, did you close account: Ruth Ann stated we can get account and phone numbers off the records.

e. Resignation letters of former board members: Beaver requested the letters be read in open meeting as a matter of record. Ruth Ann read letters from Brent Geary, Ron Hart and Elmer Smith.

f. Action need for lot 486: Ruth Ann read letter from lot owner that needs to be addressed by the Board. Randi moves motion to table until our attorney reads the letter. Tabled

Lots 485, 486 and 476 be measured and marked.

NEW BUSINESS:

- a. New Lawyer: Motion moved by Jeanne that we hire Jason Lopp for our attorney. Randi second motion. Motion carried. Yes: Russ Seagraves, Beaver Riley, Randi Snider, Jeanne Keller No: none
Russ ask if we are hiring Jason or his firm. Ruth Ann stated we hire him we hire his firm. Young, Lind, Endres & Kraft.
 - b. Wildridge and Lightening: Discussed in manager's report.
 - c. New computer and copier and fax/scanner: We have computer to replace one damaged. We are in process of getting quotes on new copier. Wildridge had budgeted up to \$2500.00
 - d. Thanks to Di Haffield for loaner: Di has been a wonderful help to Wildridge.
 - e. GoToMyPC: Recommended by Mark. Cost is \$20.00 per month. Ruth Ann would like to make it the official software for Wildridge. Motion moved by Randi that we purchase go to MyPC service at \$20.00 per month and anti virus software. Russ second motion. Motion carried.
Yes: Russ Seagraves, Beaver Riley, Randi Snider and Jeanne Keller No: none
 - f. Dean has offered to paint lot numbers on street if Wildridge will provide the paint: Motion moved by Russ that Wildridge will purchase from maintenance fund the amount to paint lot numbers on street and Dean will furnish the labor. Randi second motion. Motion carried.
Yes: Russ Seagraves, Randi Snider, Beaver Riley and Jeanne Keller. No: none
 - g. Give drinks and snack operations to Social Committee: Jeanne will ask Social Committee and report at next meeting.
 - h. New Minimum wage: The minimum wage will be \$7.25 on July 24, 2009. This will apply only to employees at minimum wage.
- I. Uniforms for security. Steve wants uniforms for security. There is \$800 in budget for security.

COMMENTS FROM MEMBERS:

Lot 505 Cats running loose from Marcia's lot. The cats have done damage to their outside furniture and he is allergic to cats. Marcia cannot catch the cats. Ruth Ann asked Steve to talk to Marcia and get the cats resolved. Steve to trap cats and remove.

Brent Geary

Lot 450/451 Brent has 2 things to discuss. No. 1 Before you buy into a park in Florida, you must furnish back ground check and financial report. The expense of this is incurred by the new owner. No. 2 Poor job of enforcing golf cart stickers. He walks the park and counted around 90 without proper stickers. The security needs to address problem. We should remove cart from park. The Board needs to address problem of guests bringing in ULMV's and not getting stickers. We had similar situation in park about child molester. They had person removed and it was held up in court. We are cooperative we lease in Florida.
Randi suggest our guards at gatehouse stop anyone coming in with ULMV's.

Jay Papp

Lot 355 He sees people bringing in ULMV's. He is wondering if insurance is the issue. He agrees they should show insurance and get sticker.

Lot 508 Ruth Ann has went through all steps. They have not showed up at court. Back dues are \$1577.23 and tax of \$38.00 owed on lot. Ruth Ann wants board permission to start foreclosure process on lot. Motion moved by Beaver that foreclosure start on lot 508. Russ second motion. Motion carried. Yes: Russ Seagraves, Beaver Riley, Randi Snider, and Jeanne Keller No: none

Beaver reported that 5 flag poles were stolen. He wanted to know what was being done. Steve had reported this to sheriff's dept.

Di Haffield

Lot 221& 222 Jerry suggest that guard shack have mirror put up that was there before. You could see who is going out.

Motion to adjourn by Beaver. Russ second motion

Next meeting July 11, 2009.

WildRidge Association
Board of Directors Meeting
July 11, 2009
Agenda – General Session

Directors Present:

Ruth Ann Reteneller, President (601&602)
John Sharp, Vice President (2&3)
Randi Snider, Treasurer (32)
Mark Pavey, Director (17)
Gene “Beaver” Riley, Director (151)
Russ Segraves, Director (37)

Directors Absent:

Jeanne Keller, Secretary (22&38)

CALL TO ORDER:

The meeting was called to order by Ruth Ann, President, at 9:00 a.m. on July 11, 2009.

MINUTES:

Mark volunteered to record the minutes in Jeanne Keller’s absence. He read the minutes from the June 13, 2009, General Session.

Russ made a motion to accept the minutes. The motion was seconded by Randi.

YES : John, Randi, Mark, Beaver, Russ

NO : None

The motion passed.

TREASURER REPORT:

- Randi reported maintenance is currently over budget.
- Randi requested the Board give Steve guidance on purchase of LP gas.
- Infiltration is running \$28,000 and sewer at \$22,000.
- Cell phone usage is over budget. Randi asked if we are using the radios when applicable.
- Internet expense is up - Ruth Ann advised the difference is due to increasing to a higher speed at \$10 additional each month.
- Long distance phone service is running approximately \$70 per month. Randi questioned why we aren’t using the cell phone more since long distance is included. Steve felt if we used cell phone more often, the cost for cell phone usage would also increase.
- Randi questioned the need for two phone lines. Steve advised the second line was used for the fax, but will explore if we can reduce to one line.
- Randi reported we still have 54 lots which have not paid the 2009 annual dues compared to 40 lots at this time last year.

COMMITTEE REPORTS:

- A. Insurance – Mark reported a claim has been filed on our Directors, and Officers, coverage with the Deerfield Insurance Company to recover the costs of the lawsuit filed in 2008. We are awaiting their answer.
- B. Bylaws – Russ advised each director has been assigned a portion of the bylaws to review and make recommendations for changes or updates at a special executive session on July 25, 2009. Following Board approval, the bylaws will be provided to the association attorney for review.
- C. Building Codes – John reported 20 building permit requests last month of which 12 were approved and 8 were not approved pending more information or changes. John also pointed out all contractors need to provide proof of liability insurance before any work proceeds. Mark is working on a template form which could be used on all new permits.
- D. Stimulus – John will set up a meeting with Patoka Water to request their assistance in possibly obtaining stimulus money to help rebuild water and sewer lines. Mark has also been working with a representative from Baron Hill's office to see if they can assist.
- E. Security – Jay Papp (member) provided a detailed plan to improve security surveillance in the park. Per Jay's recommendation, existing cameras have been repositioned to maximize coverage. Mark will chair a committee of Board members and volunteers to relook at Jay's original proposal of \$30,000 to evaluate what we can afford this year and come up with a long range plan prior to the budget session in the fall. The Board would like to express their gratitude to Jay for all of his work thus far on this project.

MANAGER REPORT:

- A. Safety
 - a. Steve reported a temporary fence has been installed around the shelter house following an accident where a young man in the park slipped and hit his head on the edge of the building. The Board made several recommendations for Steve to pursue including cutting back some of the roof, putting rip rap around the edge and repositioning the gutters.
 - b. Concern was expressed by Steve about the number of visitors parking across the street and walking into the park to use the pool without proof of being a guest. Steve is requesting all visitors report to guard shack prior to walking into the park.
- B. Assignments given at last Board meeting
 - a. Steve reported the problem with cats on lots 504 and 505 has been resolved. All of the cats have new homes outside of the park.
 - b. Steve will pursue having a sign made for the day lodge advertising our website. The Board budgeted \$100 for the sign.
 - c. Lots 485, 486 and 487 have all been measured and marked.
 - d. The dead tree issue on lot 575 will be resolved with the owner of lot 574 agreeing to remove the tree. Lot 574 advises all work is insured.
 - e. Surge protection for the day lodge, security gate house and pool bath house has been installed at a cost of \$669 for materials. The protection also includes the electrical, phone and cable lines.
 - f. Two fans were replaced in the shower house. One was under warranty and the other was replaced at a cost of \$60.

- g. Security cameras have been realigned and readjusted per Jay Papp's recommendation.
 - h. Paint and stencils have been provided to Dean Roberson who has volunteered to paint lot numbers on the street in front of each lot. The Board would like to take this opportunity to thank Deano for his efforts.
 - i. Steve was asked the Board to consider utilizing a part-time security person to issue citations for violations of park rules.
 - j. Steve will proceed with ordering shirts and ball caps with "Security" on the front and back for all security employees at a total cost of \$367 which was under the budgeted amount.
- C. Lot transfers and costs – Steve reported seven lots transferred at a total cost of \$700.
- D. Passes and golf cart stickers – Since the last Board meeting, a total of 18 additional park passes were purchased at a cost of \$360. There were 72 golf cart stickers purchased totaling \$1440.
- E. Sewer repair updates
- a. Isolation of leak behind lot 88 has begun. Steve feels we need to install an isolation valve. A Motion was made by Mark to install one valve immediately and additional valves throughout the front of the park for further isolation of water leaks. The motion was seconded by Russ.
YES – John, Beaver, Randi, Russ, Mark
NO – none.
The motion passed.
 - b. Leak behind lot 306 and 307 was more extensive than originally thought and we will need use of a larger backhoe. Steve acquired three bids from Grand Rental, Eli Snelling and Tim Schmitt. The Board has requested Steve contact each and get an estimate of time required since the hourly rate may not be much of a factor if time to perform repairs varies greatly across the bidders.
 - c. Steve advised water leak repairs were made at the guard house and at lots 36, 169, 170, 433 and 465.
 - d. Steve has received three quotes to camera our sewer lines. Randi made a motion for Steve to contact Huntingburg Machine Works and schedule cameras at the first best time and supply WildRidge with a DVD at no charge. The motion was seconded by Mark.
YES – John, Beaver, Randi, Russ, Mark
NO – none
The motion passed.
- F. Miscellaneous
- a. The Toro Pro Line LM mower has been determined to be unsafe and not suitable due to the type of terrain in WildRidge. Russ made the motion to advertise the Toro Pro Line LM mower in 3 locations (website, newsletter and posting in the day lodge) and sell to the first buyer for \$1000. The motion was seconded by Randi.
YES – John, Beaver, Randi, Russ, Mark
NO – none
The motion passed
 - b. WildRidge placed lot 84, which we foreclosed on, up for sale using a sealed bid process. The advertised minimum bid was \$6000. All sealed bids were due by July 3, 2009. No bids were received via the website or post office box; however, one bid was dropped off late at the guard shack. The bid was for \$7500 submitted by Ward Wilson. Randi made a motion to accept the late bid since no others were submitted. Russ seconded the motion.

YES – John, Beaver, Randi, Russ, Mark
NO – none.
The motion passed.

UNFINISHED BUSINESS:

- A. Leases - Randi reported we are down to 14 leases to bring us current. Most of those are problems which need to be resolved.
- B. Directory survey – Based on member comments, the Board is looking into whether we publish either a paper or web based directory with limited information. Mark will create a form to be mailed with the election ballots.
- C. Former manager’s credit card account was closed by Beaver
- D. Copier – A refurbished multipurpose copier was purchased and delivered on July 13, 2009. Training for the directors and staff will be on July 24, 2009.
- E. Snack machine – Joy Schmitt from the social committee is checking to see if the social committee will take over the snack machine.
- F. Shelter house – Ruth Ann created a form which Steve will begin using for reserving the shelter house.

NEW BUSINESS:

- A. Web interview form for Board candidates – Ruth Ann entertained a motion to provide a questionnaire to the three current candidates for Board of Directors. No motion was moved.
- B. Golf carts without stickers – The Board acknowledged this is an ongoing problem and agreed to pursue stepped up enforcement including writing more citations and stopping vehicles pulling ULMV’s into the park without sticker or proof of liability insurance.
- C. Swimming pool rules – The Board reviewed each of the current pool rules. Most of the rules did not change, however, three primary rules were put to a vote.
 - a. All children age 10 and under must be accompanied by a parent or an adult over the age of 21 while in the pool area – Mark will check with our insurance carrier to see if this rule needs any work particularly since there are no pool attendants.
 - b. Food and Drinks – There was discussion on whether to allow non-alcoholic drinks in the pool . The concern was drinks could being spilled and the pool surface would become sticky and hazardous. Mark made a motion to allow cans and plastic bottles in the pool area excluding any glass containers. The motion was seconded by Russ.
YES – Mark, Russ and Beaver
NO – Randi
ABSTAIN – John
The motion passed
 - c. Alcohol – Randi made a motion to ban all alcohol from the pool area. The motion was seconded by Russ.
YES – Randi, Russ and Ruth Ann
NO – Mark and Beaver
ABSTAIN – John
The motion passed

- d. Smoking – Russ made a motion to ban smoking in the all parts of the pool area. The motion was seconded by Randi
YES – John, Beaver, Randi, Russ, Mark
NO – none
The motion passed
- D. Electronic System for Security – Mark will consult with Jay Papp on the best way to network the day lodge and guard shack so security will be able to access the member database.
- E. Newsletter – The summer newsletter will go out with the ballots and will be posted on our website.

NEW BUSINESS:

Mark made a motion to direct Steve to obtain a minimum of three bids to begin road repair work in the park. The motion was seconded by Beaver.

YES – John, Beaver, Randi, Russ, Mark

NO – none

The motion passed

COMMENTS FROM MEMBERS:

Lot 650: Bonnie Huff

- Why can't golf stickers be purchased when you pay your dues? The Board agreed that should not be a problem and will pursue ordering stickers early.
- Limbs left at curbside for the maintenance crew need to be cut in six foot or less sections. Any limbs longer than six feet long risks whipping the person feeding limbs into the chipper.
- How do members get information such as newsletters if they don't have web access. The Board advised the summer newsletter will be mailed with the ballots.
- How do we police those disregarding stop signs? The Board advised we must witness the violation, but we will put a reminder in the newsletter.

Lot 200: Phil Scherschel

- No sticker on golf cart indicates no proof of liability insurance.

Lot 264: Norma Gould

- No sticker on golf cart is proof of no insurance.
- Guards need to turn their heads when patrolling.

Beaver made a motion to adjourn the meeting. The motion was seconded by Russ

The next meeting will be Saturday, August 8 2009 at 10:00 a.m. at the Shelter house.

Wildridge Association
Board of Directors Meeting
Annual Meeting Session

Date: August 8, 2009

Board Members Present

Ruth Ann Retneller, President (601/602)

John Sharp, Vice-President (2/3)

Randi Snider, Treasurer (32)

Mark Pavey, Director (17)

Gene(Beaver)Riley, Director (151)

Russ Segraves. Director (37)

Jeanne Keller, Secretary (22/38)

Park Manager Steve Rayls

1. Call to order

The meeting was called to order by Ruth Ann Retneller at 10 a.m. On August 8, 2009.

There was a moment of silence for reflections.

Pledge of Allegiance

2. The ballots were called to a close. The committee for counting the ballots was introduced. Jerry and Di Haffield and Dean and Linda Robertson. The committee was dismissed to count the ballots.

3. Roll call of officers and introductions of Board Members and Manager.

4. Comments from members.

Lot 251 Julie Zoll Would like to have newsletter mailed eaarlier in May and Social Calendar in the 1st newsletter.

Lot#251 Malcom Zoll Is the shower house still going to be remodeled and when?
(Ruth Ann- on the agenda)

Lot#546 John Mitchell Building Regulations are a joke. Need better direction of basins and clean-outs. Weeds and trees are in ditches. Shoulders are gone in some areas and road is being destroyed.

Lot#53/54 Forest Timberlake On financial report legal fees \$9300.73 needs more information. (Randi legal fees for being sued by 3 lot owners)

5. Secretaries report read by Jeanne Keller

Motion to accept Randi Second Mark Yes 5 Abstain 1

6. Treasurer's report. Transfer \$55,000 to savings. Get a debit card for limit of \$3000 for use by manager, president and treasurer. Each person provide receipts and responsible for each receipt.

7. Manager's report

- a. Safety concerns need to update MSDS forms.
- b. FEMA disaster plan to adapt plan
- c. Sewer system need to update
- d. Security staff uniforms
- e. Lot#88 leak being monitored
- f. Get quote on gas for shower house and day lodge.
- g. Pick-up truck, both golf carts in need of repair.

Lot#546 John Mitchell Suggest outsourcing pumping stations. Furnace at shower house set at 90 plus needs to be turned down.

Lot#204 Kevin Burch did OSHA training might be able to help train. Who watches transfers to make sure updated? (Randi checks.)

8. Reading of Communications (Thank-you)

- a. Foosball table Malcom Zoll
- b. Testers for electric current Dean Robertson
- c. Reevaluate security system and give 3 options to Board Jay Papp
- d. Meetings with Patoka Water over infiltration problems and water usage John Sharp
- e. Stimulus money Jeff Cole
- f. Sign donated by John Mitchell

9. Committee reports

Mark insurance. Verified insurance is what we have. D&O policy if we discover at first sign of problem. Contact insurance. Insurance will provide counsel. There are five questions to ask if yes to any we need to file.

Social Committee Julie Zoll, President Malcom Zoll, Vice-President

Social committee needs 2 more officers to maintain organization. See Julie at Lot 251

Lot#650 Bonnie Huff need more bingos and corn hole. She will help with bingo.

Lot#290 Marie Aquilina Nite at races is locked in they will help to organize and maintain.

10. Unfinished Business

None

11. New Business

- a. Shower house door on men's size knob off.
Lot#251 Julie Zoll bushed need to be trimmed.
- b. Mark Pavey Wi-fi access to day lodge in process. It will be an expense for camper park wide to pick-up. Suggest day lodge access only.
- c. New procedure to speak at meeting to sign-in when get to meeting to speak.
- d. New attorney. Jason Lopp in New Albany. He has title and land experience.
- e. Hire out mowing to release maintenance.
Lot222 Jerry Haffield Zero turn on hills is hard to use has no brakes.
Lot650 Bonnie Huff Zero turn hard to handle.
Mark P. made motion to table. Randi second.

12. Introduction of Candidates

Ray Burton, Mark Doran and Ruth Ann Retneller

13. Election results given by Di Haffield

Before results given Ruth Ann Retneller stated she would not be able to accept if elected. She wanted to Thank everyone for all the years she served.

Results: Ray Burton 225

Mark Doran 239

Ruth Ann Retneller 112

Survey on directory 187 wanted published list
84 did not want at all

Russ made motion to adjourn meeting

Mark second.

Next meeting September 12, 2009

**Wildridge Association
General Session
Agenda**

Date: September 12, 2009 (9:00 a.m. @ the Wildridge Office)

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Comments from Members

5. Committee Reports

6. Manager's Report

7. Unfinished Business

8. New Business

9. Next Meeting

10. Adjourn General Session

**Wildridge Association
General Session
Meeting Minutes**

Date: September 12, 2009 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Mark Pavey, President (lot #17)	Russ Segraves, Vice President (lot #37)
Mark Doran, Secretary (lot #224)	Ray Burton, Director (lot #220)
Jeanne Keller, Director (lots #22 and 38)	John Sharp, Director (lots #2 and 3)

Board Members Absent

Randi Snider, Treasurer (lot #32) - Excused absence

Park Manager

Steve Rayls.

Guests / Visitors

None.

Informational attachments to meeting minutes:

- President's General Session Meeting Agenda
- Financial Reports
- Letter from Member (Dean Roberson)
- Electric Survey Information
- Board of Director Roster / Contact List
- Survey Results, compiled from August 2009 ballots
- Manager's Report
- Volunteer Application (Louisville Metro Parks)

1. Call to Order

The general session meeting was called to order at 9:00 a.m. by President Mark Pavey and an agenda was distributed (see attached).

President Pavey explained that this was the first open session meeting for the Board of Directors seated in August 2009 and he introduced the Directors / Officers.

2. Secretary's Report

The minutes from the July 11, 2009 general meeting were presented by Mark Doran. A motion was made to approve the Minutes as read.

The motion passed by a 5-0 vote.

Motion: Russ Segraves

2nd Motion: Jeanne Keller

Yes: Unanimous

No: 0

3. Treasurer's Report

In the absence of the Treasurer, Randi Snider, President Pavey provided a brief discussion regarding the financial reports that were distributed (see attached). He explained that activity is on track with regards to the overall budget, even though August 2009 expenses were a bit higher than initially anticipated.

4. Comments from Members

Member name: John Otway

Lot #: 555,556 and 557

The member stated that the Board of Director's meeting times should be better publicized, such as on a board at the day lodge. The Board explained that this information is on the web site and in newsletters, and that attempts to provide other notifications will be explored (e.g., social committee announcement board).

Member name: John Mitchell

Lot #: 546

The member stated that a full disclosure of all legal expenses should be made. This request was made by another member (Forrest Timberlake) at the August annual membership meeting.

Member name: John Mitchell

Lot #: 546

The member stated that drainage issues in sections B and C of the Park should be addressed.

Member name: John Otway

Lot #: 555,556 and 557

The member stated that fees for unlicensed motor vehicles (ULMV) should be abolished and ULMV stickers issued to members with proof of insurance. Management should try to improve enforcement of rules and regulations.

Member name: Dean Roberson (letter read by Mark Pavey)

Lot #: 5

President Pavey read a letter from a member (see attached) questioning the level of fuel costs for security and questioning the benefits of the expenses. The letter also inquired as to the reason why ULMV stickers cost increased from the previous year.

Member name: John Mitchell

Lot #: 546

The member stated that security provides a needed service. He also stated that they should be trained, overseen and initial citations should be warning with fines imposed for repeat offenses.

President Pavey explained that the Park Manager is working to improve enforcement. He also complimented the new uniforms that attendants / guards are wearing.

Member name: James "Smiley" Alstott

Lot #: 76

The member stated that the window stickers formally used to identify member vehicles were useful and consideration should be given to implementing something similar again.

Member name: Terry Hardesty

Lot #: 465 and 474

The member stated that ULMV rules may not be widely understood. He has spoken to members who were not aware that they needed to have insurance coverage for ULMV's.

5. Committee Reports

A. Infiltration and Utilities

John Sharp said his goal is to provide quality services at the lowest possible cost. He reported that the Electric Survey (see attached) of lots on Park power versus on private accounts with Dubois REC had been completed with the results being presented to the Board of Directors. Street marking are being placed on the street for lot numbers and symbols related to utility connections. He is currently working on a survey of manholes and sewer lift stations. Sewer infiltration is high, more than 3-times the water intake. A Water line survey is planned, but has not been completed yet. Some water leaks have been detected during reviews of other utilities. All of these issues affect the dues and members need to help as much as possible by conserving resources and reporting / repairing problems.

B. Member Services

Jeanne Keller stated that eight permits have been issued since the previous Board meeting. Her goal is for permits to be completely processed by management (approved / rejected / returned for additional information) within fourteen days.

C. Technology

Ray Burton stated that the wireless router administered for Wildridge activity had been password protected, a new computer / server was donated by a Park member and future efforts to improve the security system will be considered. This might include connectivity restoration at the gate attendant station and security cameras with improved resolution.

D. Records Management

Mark Doran explained that meeting minutes had been prepared for two Board of Directors executive sessions that occurred in August 2009. In addition, a Board of Director Roster / Contact List (see attached) had been prepared as required by Wildridge guidelines and Survey Results were compiled from the August 2009 election ballots (see attached).

E. Park Maintenance

Russ Segraves reminded members that Park electric to lots will be turned off for the season on December 1st. The electric survey conducted by John Sharp and Dean Roberson identified some lots that appear to be on Park electric, but should be on personal accounts. Russ explained that these lots will receive letters informing them that Park electric will be shut off on December 1st and will remain off, unless the lease holders report an error of some kind that would entitle them to continue on Park power in the spring. He also discussed that the actual costs of LP gas used to heat the bath house has exceeded the budget for the year.

A motion was made to place programmable thermostats in the bath house and in the day lodge.

The motion passed by a 5-0 vote.

Motion: Russ Segraves

2nd Motion: John Sharp

Yes: Unanimous

No: 0

6. Manager's Report

The manager's report (see attached) was presented by Park Manager, Steve Rayls. The following were noted.

Safety concerns

- MSDS forms associated with the storage of chemicals need to be updated.
Storage areas are being prepared for storage and better organization of items.

Update on assignments given by Board

- The manager requested bids for LP gas and recommended that Reliable Propane be used based on price quotes and purchase requirements, replacing services currently provided by Dubois County LP Gas.

A motion was made to purchase LP gas from Reliable Propane when needed, after the current on-hand inventory has been used.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Jeanne Keller

Yes: Unanimous

No: 0

- Automatic flush valves have been replaced with manual flush valves.
- Most cat issues have been resolved in the Park.
- The Board meeting room was moved to the area connected to the Manager's office and has been repainted. The old Board room is being set up as a Treasurer's office.
- Regular mowing has been performed, along with two "tall lots". Chipping and shredding have also been performed.
- Park electric at lots 77 / 78 was re-secured.
- A gutter and drain tile were installed at the shelter house.
- A dig at lot #306 attempting to repair a water leak was begun. The water leak was not found yet. Also, some drainage issues will need to be addressed.
- Hose bibs were changed on some lots.
- Both sewer lift stations were painted and trenches were dug to divert water away from the lids.
- The pool was closed for repair because of a problem with the liner. The pump also needs to be repaired / replaced.
- Electric waivers were signed on several lots and breakers for Park power posts were removed.
- The security golf carts have been taken for repair, but no updates have been received yet.
- The flowmeters at sewer pump station were recalibrated by the vendor (EIC) and are within standards. The annual calibration certification can be provided to Wildridge and/ or Patoka Sewer and Water.
- Wildridge met with representatives of Dubois REC and were informed that the Park can contact the utility provider to disconnect unsafe electric systems on member lots.

Transfers competed as of the last Board meeting.

- The manager's report listed thirteen closings for the period, resulting in total transfer fees of \$950.00

Golf Cart Sticker and Gate Passes.

- Thirteen golf cart stickers were issued totaling \$260.00 in fees.
- Fourteen gates passes were issued totaling \$280.00 in fees.

Quotes to be brought before the Board.

- Quotes for propane services were previously discussed.
- The manager discussed the possible purchase of a torpedo heater for the maintenance shop and provided three price quotes attached to the manager's report. Due to concerns related to venting fumes and heating efficiency, no action was taken on the purchase of this item.

7. Unfinished Business

A. Publication of member directory.

Based on the survey included on the August 2009 election ballot, it appears the membership wished that a directory be prepared and made available.

A motion was made to publish a member directory in written form published in-house available at a cost, along with placing the information on the Wildridge website. General information to be included is name and Wildridge lot number. A documented release form from the lot lease holder must be obtained in order to include additional information (e.g., home address, telephone number).

The motion passed by a 5-0 vote.

Motion: Mark Doran

2nd Motion: Jeanne Keller

Yes: Unanimous

No: 0

Beaver Riley, lot #151, suggested that directory information be accumulated using the Wildridge website too.

B. Snack Machine.

The social committee is considering managing the snack vending machine in the day lodge. Social committee representatives have not responded with their decision yet.

C. Golf Cart Stickers for 2010

The possibility of accepting fees for ULMV stickers at the time annual dues payments are received, along with proof of insurance, was discussed.

A motion was made to table this topic for further consideration.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

D. Security / Internet Connection.

A motion was made to restore internet connectivity at the guard station and to check options for wired and wireless service through Patoka Station.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

E. Date of next newsletter.

Jeanne Keller stated that the next newsletter should be distributed in early October 2009.

8. New Business

A. Digital Camera purchase.

A motion was made to allow the manager to purchase a digital camera, not to exceed \$200.00. This camera may contain the ability to record short movie clips in order to document issues associated with the Park.

The motion passed by a 5-0 vote.

Motion: John Sharp

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

B. Procedures for addressing electrical service not complying with codes.

Wildridge may need to consider a process to address electrical connections that do not comply with codes. There are no Inspectors for Crawford County. While Wildridge guidelines address electrical requirements, there is no actual oversight.

A motion was made for President Pavey to assign a committee to consider electrical compliance and how Wildridge should administer this activity.

The motion passed by a 5-0 vote.

Motion: Russ Segraves

2nd Motion: Jeanne Keller

Yes: Unanimous

No: 0

C. Volunteer form.

A volunteer form used by another entity, Louisville Metro Parks (see attached), was provided to serve as a potential tool in designing a similar document for Wildridge use.

D. Barring of individuals for whom Wildridge has evicted.

This issue was not discussed during the general session meeting.

E. Security Lights that were double-billed by utility provider

A survey of security lights identified some locations that have been incorrectly billed. The utility provider (Dubois REC) has not responded with their solution to rectify the problems yet.

F. Recording of “combined lots”.

A motion was made that lots combined in accordance with Wildridge building rules and regulations (improvements exceeding 1200 square feet, but not to exceed 1500 square feet) be recorded on a new lease and recorded at the Crawford County Courthouse. This applies to new lot transfers, as well as, existing lots requesting building permits. Dues are assessed on a per-lot basis, therefore a combined lot for the purposes of building regulations will still be assessed dues in the amount of two individual lots. Recording fees will be assessed to the lots lease holder in order to cover costs incurred. This

requirement is effective as of September 12, 2009 and will not be applied retroactively for existing lot leases that are not requesting new building permits.

The motion passed by a 5-0 vote.

Motion: Russ Segraves

2nd Motion: Jeanne Keller

Yes: Unanimous

No: 0

G. Water dig on lot #306.

The water leak was not evident at the dig site. The Board members will inspect the location in order to determine a plan of action.

H. Letters to lease holders advising of electric shut off.

The Board discussed sending a letter to lease holders identified by the electric survey as having lots potentially being on Park power, but should be on personal accounts. Lease holders on these lots will receive letters informing them that Park electric will be shut off on December 1st and will remain off, unless the lease holders report an error of some kind that would entitle them to continue on Park power in the spring.

9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, October 10, 2009, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

10. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 5-0 vote.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

**Wildridge Association
General Session
Agenda**

Date: October 10, 2009 (9:00 a.m. @ the Wildridge Office)

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Comments from Members

5. Committee Reports

6. Manager's Report

7. Unfinished Business

8. New Business

9. Next Meeting

10. Adjourn General Session

**Wildridge Association
General Session
Meeting Minutes**

Date: October 10, 2009 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Mark Pavey, President (lot #17)	Russ Segraves, Vice President (lot #37)
Randi Snider, Treasurer (lot #32)	Mark Doran, Secretary (lot #224)
John Sharp, Director (lots #2 and 3)	Ray Burton, Director (lot #220)

Board Members Absent

Jeanne Keller, Director (lots #22 and 38) - Excused absence

Park Manager

Steve Rayls.

Guests / Visitors

None.

Informational attachments to meeting minutes:

- President's General Session Meeting Agenda
- Financial Reports
- Lease Transfer Procedures
- Sales Disclosure Settlement
- Wildridge Rules and Regulations (updated September 30, 2009)
- Manager's Report
- Volunteer Application (Louisville Metro Parks)
- Procedures for Email Motions

1. Call to Order

The general session meeting was called to order at 9:05 a.m. by President Mark Pavey and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the September 12, 2009 general meeting were presented in writing to all Board of Directors members, with copies also being circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 5-0 vote.

Motion: Russ Segraves

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

3. Treasurer's Report

The Treasurer, Randi Snider, provided a brief discussion regarding the financial reports that were distributed (see attached). She explained that some of the funds that were invested short-term were transferred from the restricted account to the operating account in order to cover anticipated operating expenses through December 31, 2009.

Ms. Snider also discussed the use of the Wildridge Lease Transfer Procedures and Sales Disclosure Settlement documents (see attached).

4. Comments from Members

Member name: Joe Schmitt

Lot #: 464 and 475

The member stated that he had received a letter recently sent by Wildridge regarding the use of Park electricity. The member explained that, according to the applicable Wildridge guidelines, he is entitled to Park provided electricity on his second lot. He pays full dues on this lot, has not waived his electrical service provided in his lease and only uses the Park electric in his utility shed.

Member name: Sue Schmelz

Lot #: 364

The member inquired as to the criteria Wildridge uses to determine whether or not an individual lot is required to have a personal electric account with Dubois REC. It was explained that several factors, such as a new lease signed after January 2006, an improvement exceeding 400 square feet, etc. may result in Park power being removed and a personal electric account being necessary.

Member name: Carol Dugan

Lot #: 369 and 370

The member stated that she has a personal electric account on her primary lot (#370) and should still be entitled to Park electric on her second lot. She has no building improvements on her second lot, and had only constructed a retaining wall.

The member also stated that her husband had passed away and she inquired as to whether a new lease was required in order to remove his name from the lot documents. Ms. Snider said she would assist her with updating / changing the necessary information.

Member name: Duane Graham

Lot #: 585 and 586

The member stated that he had received a letter recently sent by Wildridge regarding the use of Park electricity. The member explained that, according to the applicable Wildridge guidelines, he is entitled to Park provided electricity. He only has a standard recreational vehicle and a free-standing deck on his lots. He will be leaving for Florida and will leave contact information so that he can be notified of Wildridge's determination after a review of his lot(s).

President Pavey explained to all concerned members that the electric survey may not be 100% perfect, but it is the best attempt to ensure appropriate electric service is assigned to individual member lots. He said that each comment / complaint will be considered, reviewed for compliance and he appreciates members bringing matters to the Board's attention.

5. Committee Reports

A. Social Committee

Representatives from the Social Committee were unable to attend the meeting, but do plan on attending regularly in the future to discuss information.

B. Infiltration and Utilities

John Sharp stated that a water line survey is planned for the Spring season, and some leaks have already been located during other activities. A survey of manholes and sewer lift stations has been conducted and marking are being placed on the street for lot numbers and symbols related to utility connections. The billing problem with security lights is still being considered by Dubois REC and the current billings still reflect inaccurate charges.

C. Member Services

Jeanne Keller had an excused absence from the meeting. President Pavey provided the number of permits that have been processed since the previous Board meeting.

D. Technology

Ray Burton stated that many of the technology issues will be discussed during the budget development cycle.

E. Records Management

Mark Doran explained that meeting minutes had been prepared for the previous Board of Directors sessions that occurred in September 2009, along with the results of a motion considered using new email procedures for interim periods between meetings. In addition, The Wildridge Rules and Regulations (see attached) had been updated. This included compiling updates and Board decisions recorded in meeting minutes for the period 2004 through September 2009.

F. Park Maintenance

Russ Segraves stated that several a lot of maintenance issue will be considered during the budget development cycle.

6. Manager's Report

The manager's report (see attached) was presented by Park Manager, Steve Rayls. The following were noted.

Safety concerns

- Maintenance staff will be working aggressively to ensure manholes are properly maintained. Confined space training is necessary to comply with applicable regulations. A couple of training options were discussed.

Update on assignments given by Board

- A new digital camera was purchased for Wildridge use.
- Letters were sent to lot lease holders with lots that may not comply with Wildridge electric service guidelines.
- A new LP gas vendor was contacted and notified that they had been chosen as our supplier. The current LP gas inventory will be exhausted before the prior provider's tank is removed and new service installed.
- The purchase of Unlicensed Motor Vehicle (U.L.M.V.) stickers for 2010 was discussed.
- The internet service provider was contacted to assess the requirements needed in order to provide wireless accounts in the Guard Shack and the Day Lodge.
- The price range from a vendor for having a grit truck pump out the lift stations was discussed.
- A vendor was contacted to discuss potential plans for installing drains in the ground around the swimming pool. No documented response has been received yet.
- The condition of the Wildridge pickup truck was discussed. This included potential repairs that are necessary.
- Repairs and associated costs for sewer vault #524 were discussed.

Golf Cart Sticker Program.

- A new system to help ensure compliance with U.L.M.V. sticker requirements will be implemented for 2010.

Lot 329.

- The court ordered eviction was successful and a new lease was transferred to a lessee who paid for all applicable costs.

Transfers competed as of the last Board meeting.

- The manager's report listed three closings for the period, resulting in total transfer fees of \$250.00

Golf Cart Sticker and Gate Passes.

- One golf cart sticker was issued totaling \$20.00 in fees.
- Three gates passes were issued totaling \$60.00 in fees.

Quotes to be brought before the Board.

- An estimate for pumping out lift stations was discussed. It was decided that further evaluations of potential chemical use would be investigated at this time. Vice-President Segraves will assist with gathering information.

- Two potential providers of confined space training were discussed.

A motion was made to provide confined space training as required, with the cost to be determined.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

A motion was made to allow Netsurf to provide wireless internet connectivity services to the Guard Shack. Additional wireless service in the Day Lodge, open to members on a seasonal basis (e.g., beginning in April), will be considered at a later date.

The motion passed by a 4-1 vote.

Motion: Ray Burton

2nd Motion: Randi Snider

Yes: 4 (Ray Burton, Randi Snider, John Sharp, Mark Doran)

No: 1 (Russ Segraves)

The manager was instructed to contact Messmer Mechanical to inquire as to potential suppliers of a grinder pump to serve as a backup for the lift stations. Messmer has serviced the lift stations and assisted with the grinder pumps in the past.

7. Unfinished Business

A. Snack Machine.

The social committee declined managing the snack vending machine in the day lodge.

A motion was made to discontinue vending services for machines. Wildridge representatives will explore potentially managing vending machines in-house.

The motion passed by a 5-0 vote.

Motion: Randi Snider

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

B. Golf Cart Stickers for 2010

The possibility of accepting fees for ULMV stickers at the time annual dues payments are received, along with proof of insurance, was discussed.

A motion was made to allow members to provide proof in insurance, a completed application / waiver forms for U.L.M.V.'s and sticker fees, along with dues payments. The approved U.L.M.V. stickers will be retained in the lot file for pickup by the member at a later date. U.L.M.V. stickers can also be paid for and received in person, after providing proof in insurance and a completed application / waiver forms for U.L.M.V.'s.

The motion passed by a 5-0 vote.

Motion: John Sharp

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

C. Digital Camera Purchase.

A new digital camera was purchased at a cost of \$199.00 for Wildridge use. This camera will be used to document issues associated with the Park.

D. Procedures for addressing electrical service not complying with codes.

President Pavey plans to assign a committee to consider electrical compliance and how Wildridge should administer this activity. The goals worksheet items will be considered as part of this assignment.

E. Water dig on lot #306.

The water leak was not evident at the dig site and several test digs have been completed. Other options, such as another test dig and isolating areas after water shut-off were discussed.

8. New Business

A. Volunteer form.

A volunteer form used by another entity, Louisville Metro Parks (see attached), was provided to serve as a potential tool in designing a similar document for Wildridge use. This type of documentation is useful for clarifying authority, assignment duties, insurance issues, and resources. A form for Wildridge is planned to be developed, along with applicable policies and procedures.

A motion was made to investigate workers compensation insurance requirements for volunteers and to utilize an edited volunteer form for Wildridge.

The motion passed by a 5-0 vote.

Motion: Russ Segraves

2nd Motion: Mark Doran

Yes: Unanimous

No: 0

B. Procedures for electronic voting by Board of Directors.

A method was discussed to consider the Board of Directors to conduct business via email. The process would only be used for items which require very quick turnaround or possibly during the winter months when Board members may not be available at a time when the Board meets, but their participation is important. Information from a website (http://www.trainweb.org/PotomacNRHS/email_vote.htm) was referenced to determine an appropriate manner in which to administer this type of activity.

President Pavey provided recommended Procedures for Email Motions (see attached).

A motion was made to adopt the Procedures for Email Motions recommended by President Pavey and to include these procedures in the Wildridge By-laws.

The motion passed by a 5-0 vote.

Motion: Mark Doran

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

He noted that an amendment to the bylaws, including defined rules for use, could be made for this process.

C. Barring of individuals for whom Wildridge has evicted.

The following email motion / vote was passed as of September 23, 2009. The results were included in the updated Rules and Regulations and announced as part of the current general session meeting.

A motion was made that anyone evicted from Wildridge Park by the Board of Directors not be allowed back in the park as a lot owner, guest, friend or family member unless they appear before the Board and are authorized back in the Park.

The motion passed by a 6-0 vote.

Motion: Jeanne Keller

2nd Motion: John Sharp / Ray Burton

Yes: 6 (Jeanne Keller, John Sharp, Ray Burton, Russ Segraves, Randi Snider, Mark Doran)

No: 0

D. Swimming Pool Repairs.

A problem with a water pressure build-up beneath the pool and leaks in the liner were discussed. Potential options range from accepting work and provider a non-liability waiver for crack repairs, removing fiberglass to repair areas, through entire pool replacement.

The Board instructed the manager to investigate potentially having a pressure relief valve installed to address the water pressure build-up beneath the pool. Another directive was to have the manager continue investigating directional boring to the edge of the pool bed.

E. Social Committee Sign.

The social committee requested that an electric sign be placed in the window of the Day Lodge to provide general information to Wildridge members.

A motion was made to allow the social committee to place an electric sign in the window of the Day Lodge to provide general information to Wildridge members.

The motion passed by a 5-0 vote.

Motion: Russ Segraves

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

F. Expansion of Laundry Area.

A suggestion was made to expand / renovate the laundry area in the Day Lodge. This might include moving walls to create a larger area.

A motion was made to not expand / renovate the laundry area in the Day Lodge at this time. Updated, more efficient equipment may be considered in the future.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

G. Renovation of Shower House.

The renovation of the shower house was discussed. Restricted funds currently contain a balance of \$20,000.00 allocated to this project.

A motion was made for the manager to draft a plan to renovate the shower house, which should be presented to the Board of Directors. The plan may take a phased approach, consider employee, volunteer and contract labor, but must consider the available resources available.

The motion passed by a 5-0 vote.

Motion: Mark Doran

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0

9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, November 14, 2009, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

The Board of Directors does have a meeting scheduled for Saturday, October 24, 2009 for budget planning.

10. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 5-0 vote.

Motion: Mark Doran

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

**Wildridge Association
General Session
Agenda**

Date: November 14, 2009 (9:00 a.m. @ the Wildridge Office)

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Comments from Members

5. Committee Reports

6. Manager's Report

7. Unfinished Business

8. New Business

9. Next Meeting

10. Adjourn General Session

**Wildridge Association
General Session
Meeting Minutes**

Date: November 14, 2009 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Mark Pavey, President (lot #17)	Randi Snider, Treasurer (lot #32)
Mark Doran, Secretary (lot #224)	John Sharp, Director (lots #2 and 3)
Ray Burton, Director (lot #220)	Jeanne Keller, Director (lots #22 and 38)

Board Members Absent

Russ Segraves, Vice President (lot #37) - Excused absence

Park Manager

Steve Rayls was excused from attending the meeting.

Guests / Visitors

None.

Informational attachments to meeting minutes:

- President's General Session Meeting Agenda
- Financial Reports
- Manager's Report

1. Call to Order

The general session meeting was called to order at 9:05 a.m. by President Mark Pavey and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the October 10, 2009 general meeting, along with the email session minutes from October 29, 2009, were presented in writing to all Board of Directors members. Copies of the general meeting minutes were circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

3. Treasurer's Report

The Treasurer, Randi Snider, provided a brief discussion regarding the financial reports that were distributed (see attached). She explained that some of the funds that were invested short-term were transferred from the restricted account to the operating account in order to cover anticipated operating expenses through December 31, 2009. Approximately \$373,500 is in checking / savings and the total of unpaid dues is approximately \$18,000.00.

4. Comments from Members

None.

5. Committee Reports

A. Social Committee

Representatives from the Social Committee were unable to attend the meeting, but do plan on attending regularly in the future to discuss information. President Pavey did point out the recent improvements and extended roof at the shelter house that were funded by the Social Committee.

B. Infiltration and Utilities

John Sharp stated sewer vault repairs are on-going and that the infiltration charges for the previous month were approximately \$6,000.00.

C. Member Services

Jeanne Keller provided the number of permits that have been processed since the previous Board meeting.

D. Technology

Ray Burton stated that planned technology improvements include higher-quality security cameras. He also explained that Internet connectivity for the gatehouse has been completed and the guard station is on-line now.

E. Records Management

Mark Doran explained that meeting minutes had been prepared for the previous Board of Directors sessions that occurred in October 2009, along with the results of a motion considered using email procedures adopted in October 2009 for interim periods between meetings. Routine records have been remotely transferred and will be maintained on Wildridge's server.

F. Park Maintenance

Russ Segraves had an excused absence and a report was not provided.

6. Manager's Report

The manager's report (see attached) was presented by President Pavey due to the excused absence of the Park Manager, Steve Rayls. The following were noted.

Safety concerns

- No special concerns were noted.

Update on assignments given by Board

- A new system to help ensure compliance with U.L.M.V. sticker requirements will be implemented for 2010.
- Internet connectivity for the gatehouse has been completed.
- A new LP gas vendor was contacted and notified that they had been chosen as our supplier. The current LP gas inventory (approximately 40% full) will be exhausted before the prior provider's tank is removed and new service installed.
- The manager has experienced difficulty obtaining multiple bides for pumping out lift stations. Some responses have been received for consideration.
- The security pick-up truck has been repaired. A member (Cliff Stiffey, lot #146) donated labor and only charged for the cost of parts.
- Estimates for a backup grinder pump for the lift stations were obtained.
- CPR / First Aid training will be provided for staff. A member certified to provide training (James Simms, lot #273) volunteered to provide the training. Confined Space training and Blood Bourne pathogen training required by OSHA are also being planned.
- Information to be considered for the shower house renovations was provided. A member (Aaron Petrowski, lot #438) volunteered to help with the renovation.
- Programmable thermostats have been installed in the Day Lodge and Shower House.
- Sewer Vault repairs are being performed.
- Park Electric seasonal shutoff for individual lots is scheduled for December 1, 2009.
- There is no evident water leak at lots 305 / 306. A chemical test of groundwater was performed one week after the main lines were shut off for the season. The test still indicates levels of municipal water, but it. Patoka Water and Sewer was consulted. Water may be from another line outside of Wildridge, but no conclusive determinations could be made.
- The manager's report listed two closings for the period, resulting in total transfer fees of \$150.00.
- Dubois REC will do routine tree trimming around utility lines in December. Any potential lines needing attention should be reported.
- Maintenance has been working on leave removal.
- Dye was introduced into a creek near flowmeter #2, with no sign of sewer infiltration noted. A second area also proved negative, but had tested positive in prior tests.

7. Unfinished Business

A. Snack Machine.

Wildridge representatives will explore potentially managing vending machines in-house.

B. Procedures for addressing electrical service not complying with codes.

President Pavey assigned a committee to consider electrical compliance and how Wildridge should administer this activity. The committee is comprised of John Sharp, Russ Segraves, Larry Edwards (lot #80) and Dean Roberson (lot #5).

C. Water dig on lot #306.

The water leak was not evident at the dig site and Wildridge lines do not appear to be leaking. The test holes will be refilled.

D. Drainage issue on member lot (Atkins, lot #485).

As of November 14, 2009, repairs had been made to the drainage.

E. Shower House Renovation.

Information to be considered for the shower house renovations was provided as part of the Manager's report.

8. New Business

A. 2010 Budget.

The budget developed by the Board of Directors on October 24, 2009 was adopted, with no increase from the prior year. "Highlights" of the 2010 budget include:

- Increasing amount for individual lot mowing to \$35 per occurrence and \$375 per year. We will provide outside vendors who also provide the service to get Wildridge out of the mowing business.
- WR will actively seek sponsorship through newsletter/website ads @ \$100 per year per ad.
- All employees with the exception of temp employees will receive a 2% raise. Steve will receive a 2.5% raise.
- Randy Landreth and Reggie Pruitt are now eligible for the check for 2% to fund their retirement fund. (5 years or more seniority required).
- WR will fund a Pool Attendant/Grounds keeper @ 24 hrs per week on Fri, Sat, Sun.
- WR will continue to work extra security on holiday weekends but hours will be scaled back some.
- WR will fund OSHA training for maintenance.
- Moving all employees to a bi-weekly pay cycle effective 01-01-2010.

A motion was made to adopt the planned budget for 2010.

The motion passed by a 5-0 vote.

Motion: Jeanne Keller

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

B. Swimming Pool Repairs.

A problem with a water pressure build-up beneath the pool and leaks in the liner were detected during the summer season. Wildridge authorized Jay-Kem Inc. to perform preparation and repair work for the swimming pool with an approximate total cost of \$43,940.65. This includes replacement of drains with new compliant drains that also contain pressure-relief valves, along with the installation of a new liner. Directional boring of 6 holes around the pool foundation will also be performed as part of the standard project. Four of the six directional-bored holes had been completed as of November 14, 2009.

C. Social Committee Sign.

The social committee has been authorized to place an electric sign in the window of the Day Lodge to provide general information to Wildridge members.

D. Lift Station Pumping-Out.

A motion was made to have the lift stations pumped out. The Manager will coordinate this with the selected vendor.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: John Sharp

Yes: Unanimous

No: 0

E. Lift Station Grinder Pump.

The manager will be consulted before any action is taken.

9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, December 12, 2009, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

10. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd Motion: John Sharp

Yes: Unanimous

No: 0

**Wildridge Association
General Session
Agenda**

Date: December 12, 2009 (9:00 a.m. @ the Wildridge Office)

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Comments from Members

5. Committee Reports

6. Manager's Report

7. Unfinished Business

8. New Business

9. Next Meeting

10. Adjourn General Session

**Wildridge Association
General Session
Meeting Minutes**

Date: December 12, 2009 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Mark Pavey, President (lot #17)
Randi Snider, Treasurer (lot #32)
Ray Burton, Director (lot #220)

Russ Segraves, Vice President (lot #37)
Mark Doran, Secretary (lot #224)

Board Members Absent

John Sharp, Director (lots #2 and 3) - Excused absence
Jeanne Keller, Director (lots #22 and 38) - Excused absence

Park Manager

Steve Rayls.

Guests / Visitors

None.

Informational attachments to meeting minutes:

- President's General Session Meeting Agenda
- Financial Reports
- Manager's Report
- Wildridge Employee Policy Manual (December 2009)

1. Call to Order

The general session meeting was called to order at 9:02 a.m. by President Mark Pavey and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the November 14, 2009 general meeting, along with the email session minutes from November 15, 2009, were presented in writing to all Board of Directors members. Copies of the general meeting minutes were circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 4-0 vote.

Motion: Ray Burton

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

3. Treasurer's Report

The Treasurer, Randi Snider, provided a brief discussion regarding the financial reports that were distributed (see attached). This included a summary form of both operating and restricted funds reconciled with the bank account. The total of unpaid dues is approximately \$14,700.00.

4. Comments from Members

Member name: Bonnie Huff

Lot #: 650

The member inquired as to whether 2010 UMLV stickers were available. The Board responded that they are currently available and will be issued to members paying the fee and having the required proof of insurance.

Member name: Gene "Beaver" Riley

Lot #: 151

The member inquired as to whether or not 2010 dues received were being deposited prior to the new year. He recommended that the board consult with a tax professional to ensure the revenues are recorded properly.

Member name: Gene "Beaver" Riley

Lot #: 151

The member stated that the recently repaired drain lines from the swimming pool to the pump should be left accessible in case future repairs / maintenance is required. He also discussed skimmer inlets on the east side of the swimming pool, nearest the shower house, that were previously blocked off. He recommended that the pool vendor (Jay-Kem) be consulted during the current repairs to see whether these skimmer inlets should be opened / connected.

Member name: Gene "Beaver" Riley

Lot #: 151

The member inquired as to how many of the member lots receiving an electric notice regarding Park electric connections in October 2009 were actually in violation. While the results of disconnections were available, he was interested in how many park electric connections had non-compliant use. The board explained that the letters to members were more of a notice, not a violation / citation.

5. Committee Reports

A. Social Committee

Representatives from the Social Committee were unable to attend the meeting, but do plan on attending regularly in the future to discuss information. President Pavey state that the recent improvements and extended roof at the shelter house were completed. These were funded by the Social Committee.

B. Infiltration and Utilities

John Sharp had an excused absence, but did forward information. President Pavey stated 116 letters were sent to members in October regarding Park electric connections. As of the December meeting, 81 (approximately 70%) of these electric breakers had been removed. Sewer and manhole maintenance is continuing and elevation rings are being installed on some manholes.

C. Member Services

Jeanne Keller had an excused absence and a report was not provided.

D. Technology

Ray Burton stated that planned technology improvements include higher-quality security cameras. President Pavey added that he had discussed new cameras with the security consultant (Jay Papp, lot #355). It is suggested that a new DVR unit, separate from the day lodge unit, be installed at the gatehouse with three cameras (2 entering and one exiting the Park). The Day Lodge and common areas would receive six cameras with dome covers (2 in the day lodge, 1 monitoring the swimming pool, 1 monitoring the parking lot, 1 monitoring the exterior of the shower house, 1 monitoring the playground). Both the cameras at the day lodge and gatehouse would have connectively using internet access.

E. Records Management

Mark Doran explained that meeting minutes had been prepared for the previous Board of Directors sessions that occurred in November 2009, along with the results of a motion considered using email procedures adopted in October 2009 for interim periods between meetings.

F. Park Maintenance

Russ Segraves restated that the Park electric service was being shut off for the season. He also stated that approximately 70% of these electric breakers had been removed from lots that were identified in October 2009 as potentially not being entitled to Park electric service.

G. Electric Connections

President Pavey assigned a committee to consider electrical compliance and how Wildridge should administer this activity. The committee is comprised of President Pavey, Vice President Segraves, Director John Sharp, Park Manager Steve Rayls, member Dean Roberson (lot #5), and member Larry Edwards (lot #80). Mr. Edwards is an electrical engineer with Clark County REC and he helped to develop an electrical connection handout for Wildridge members. This will be provided to new members and is available on the Wildridge website. Mr. Edwards has also contacted Dubois REC and

is helping to rectify billing errors with security lights (Wildridge is paying lease and electric use, but it should only be one or the other).

6. Manager's Report

The manager's report (see attached) was presented by Park Manager, Steve Rayls. The following were noted.

- The service provider has been contacted to remove the vending machines in the Day Lodge.
- ULMV stickers for 2010 are on sale.
- A new LP gas vendor has installed the tank and service connection.
- Estimates for a backup grinder pump for the lift stations were obtained.
- Grade elevation rings are being installed / replaced at specified manhole locations.
- The Manager has been addressing issues the “need maintenance review and attention”.
- There is no evident water leak at lots 305 / 306. A chemical test of groundwater was performed one week after the main lines were shut off for the season. The test still indicates levels of municipal water, but it. Patoka Water and Sewer was consulted. Water may be from another line outside of Wildridge, but no conclusive determinations could be made. Drain tiles will be placed as needed and the digs will be filled.
- Swimming pool repairs are progressing. The color / texture of the new lining needs to be selected from samples the Manager will provide. A coating for the decking needs to be selected to properly give the pool area a nice finish.
- Information to be considered for the shower house renovations was provided as part of the Manager's report. He is still obtaining price information and would like feedback to better define the extent of the work to be performed.
- The manager has experienced difficulty obtaining multiple bids for pumping out lift stations. Some responses have been received for consideration.
- S been provided for some staff and we now have 4 CPR / First Aid certified staff members. Training for additional staff is scheduled/ Training is being provided by a certified professional and Park member (James Simms, lot #273) who volunteered to provide the training.
- Maintenance has been working on leave removal and the manager expressed how good of a job they had been doing.
- Park Electric seasonal shutoff for individual lots has occurred and breaker removal is being performed on selected lots.
- The manager's report listed two closings for the period, resulting in total transfer fees of \$150.00.
- The Manager wanted everyone to know that an employee had been off for medical reasons and he wanted to express wishes for good health.
- 2010 dues are being received and deposited in the bank.
- Insurance forms are also being received with the dues. The Manager as a logging system in place to keep track of the policy information received.

- The Manager wanted to wish all a good holiday season.

7. Unfinished Business

A. Vending Machines.

The vendor has been contacted to remove the snack and drink machines in the day lodge. There is little revenue generated from these machines the freshness of products is compromised due to limited use. Wildridge representatives will explore potentially managing refreshment vending in-house.

B. Renovation of Shower House.

Information to be considered for the shower house renovations was provided as part of the Manager's report. He is still obtaining price information and would like feedback to better define the extent of the work to be performed. He will contact individuals who volunteered to help and will also contact the Indiana DNR to check on the types of materials they use in their public restrooms. President Pavey asked that a comprehensive plan be prepared by January so that work can be completed by the beginning of the camp season.

C. Update on Swimming Pool Repairs.

A problem with a water pressure build-up beneath the pool and leaks in the liner were detected during the summer season. Wildridge authorized Jay-Kem Inc. to perform preparation and repair work for the swimming pool with an approximate total cost of \$43,940.65. This includes replacement of drains with new compliant drains that also contain pressure-relief valves, along with the installation of a new liner. Directional boring of 6 holes around the pool foundation will also be performed as part of the standard project. As the pool was winterized, it was found that the drains from the pool drains to the pump failed both air and water pressure tests, indicating a leak. Repairs of these lines cost approximately \$3,500.00 in addition to the other repairs. As of December 12, 2009, these lines had been replaced.

D. Social Committee Sign.

The social committee has been authorized to place an electric sign in the window of the Day Lodge to provide general information to Wildridge members, but the sign has not been placed yet.

E. Lift Station Pumping-Out and Grinder Pump.

A motion was made and passed during the November 2009 Board of Directors meeting to have the lift stations pumped out. The Manager will coordinate this with the selected vendor.

Wildridge operates two sewer lift stations inside the Park, which each have two grinder pumps, to promote the flow of the sewer system. One grinder pump is normally held in reserve in case of failure. It is not possible / is cost-prohibitive to repair the current pump; therefore the Manager has contacted vendors in order to purchase a new pump.

Information is included in the Manager's report to the Board of Directors for December 2009.

A motion was made to purchase a grinder pump from the least expensive of the three vendors contacted by the Park Manager.

The motion passed by a 4-0 vote.

Motion: Mark Doran

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

8. New Business

A. 2010 Employee Benefits.

A motion was made to adopt the Wildridge employee benefit package, Revised 11/23/2009 - Issue 2, as amended in the Board of Directors Executive session meeting conducted on December 12, 2009.

The motion passed by a 4-0 vote.

Motion: Ray Burton

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

B. Bids for Medical Coverage Update.

President Pavey explained that Maverick Insurance (Marsha Miller) was contacted to obtain quotes from carriers for staff health insurance. While health insurance is currently available, rates have increased and Wildridge desires to assist employees by searching for less expensive rates for comparable insurance coverage.

C. Change of Attorney to Burgher & Burgher.

President Pavey explained that he had contacted the Burgher & Burgher law firm to inquire as to their availability to serve Wildridge as needed. They would potentially replace Wildridge's current attorney (Jason Lopp), who is not as cost effective or economical as anticipated. Burgher & Burgher has a familiarity with Wildridge, relationships with court officials in Crawford County that may be beneficial and they do not charge a retainer.

A motion was made to have the Burgher & Burgher law firm be the primary legal counsel for Wildridge and to request they attend a future Board of Director meeting for introduction.

The motion passed by a 4-0 vote.

Motion: Russ Segraves

2nd Motion: Randi Snider

Yes: Unanimous

No: 0

D. Employee Policy Manual.

A detailed Wildridge employee policy manual (see attached) was developed to document the Wildridge Association operations as they relate to staff, policies, employee compensation, benefits, responsibilities and ethics.

A motion was made to adopt the Wildridge employee policy manual version dated December 12, 2009, with required edits and amendments for employee benefits approved during the December 2009 Board of Directors general session meeting.

The motion passed by a 4-0 vote.

Motion: Russ Segraves

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

E. Security System Update.

As previously explained by President Pavey, the security consultant (Jay Papp, lot #355) suggested that a new DVR unit, separate from the day lodge unit, be installed at the gatehouse with three cameras (2 entering and one exiting the Park). The Day Lodge and common areas would receive six cameras with dome covers (2 in the day lodge, 1 monitoring the swimming pool, 1 monitoring the parking lot, 1 monitoring the exterior of the shower house, 1 monitoring the playground). Both the cameras at the day lodge and gatehouse would provide higher resolution quality and have connectively using internet access.

9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, March 13, 2010, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

10. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 4-0 vote.

Motion: Ray Burton

2nd Motion: Russ Segraves

Yes: Unanimous

No: 0