

**Wildridge Association  
General Session  
Agenda**

**Date: March 12, 2011 (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. Board Member Comments

10. Next Meeting

11. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: March 12, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37 and 60)  
Mark Pavey, Treasurer (lot #17)  
Jeanne Keller, Director (lots #22 and 38)  
John Sharp, Director (lots #2 and 3)

Ray Burton, Vice President (lot #220)  
Mark Doran, Secretary (lot #224)  
Randi Snider, Director (lot #32)

Board Members Absent

None.

Park Manager

Di Haffield

Guests / Visitors

None.

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Financial Statements

1. Call to Order

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

2. Secretary's Report

The minutes from the November 13, 2010 general meeting were presented in writing to all Board of Directors members, with copies circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Ray Burton*

*Yes: Unanimous*

*No: 0*

3. Treasurer's Report

The Treasurer, Mark Pavey, provided a financial report (see attached) and distributed financial information. Mr. Pavey commented on a couple topics.

- He is continuing to work with Wildridge's financial advisor to improve the budget analysis report.
- A "late charge" was addressed related to the operating account activity.

- The financial statements reflect funds totaling \$624,460.10 as of January 31, 2011, including \$267,139.17 in the Old National bank operating checking account, \$62,609.00 in the Old National Bank Savings account and \$294,226.87 in the Restricted Funds.
- Fiscal 2011 financial statements for revenue do not reflect 2011 dues received in 2010.
- Mr. Pavey stated that he believes financial management over the last several years has been strong and allowed dues to be maintained without large increases.
- Mr. Pavey explained the benefit of upgrading the financial software (QuickBooks) to multi-user license. The last update was in 2008.

A motion was made to update the QuickBooks financial software to a 2011 multiple user license with an approximate cost of \$399.00.

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Ray Burton and Randi Snider*

*Yes: Unanimous*

*No: 0*

- Mr. Pavey announced that the Morgan Keegan financial advisor would like to meet with the Board of Directors to discuss various investment opportunities. Mr. Pavey will schedule the representative to attend a Board of Directors meeting.

#### 4. Comments from Members

None.

#### 5. Committee Reports

##### **A. Social Committee**

The Social Committee President, Brian Burnett (Lot #93), announced that a social committee event calendar will be released within the next few weeks. Plans include a busy season with bands, DJ's, Karaoke, talent shows for 17 year-olds and younger, pitch in dinners, along with many other events. Schedules will be in boxes located at the Day Lodge, Shelter House and Entrance, as well as, will be provided to the Park Manager and Posted on the [www.WildridgeRVResort.com](http://www.WildridgeRVResort.com) website.

The prior year funds managed by the social committee were used to purchase a bench for the playground area, trash cans for the recreation area, table at the Shelter House. Funds may also be available to assist with the repair of deck furniture at the swimming pool.

##### **B. Lifestyle Activities**

The Park Manager, Di Haffield (lots #221 and 222), explained that assistance with the Lifestyle Activities coordination would be helpful. Several activities, such as aerobics, euchre and Children's Arts are planned for the year.

#### 6. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- Improvements to the Day Lodge are nearly complete.
- The new clothes dryer has been installed in the laundry room.
- Thirteen lots have gone on personal electric service with Dubois REC.

- The area / lots from the fall 2010 fire is being repaired. This includes applicable electric lines, sewer connections and water service.
- A newsletter is anticipated to be issued by the end of March. Several ads have been sold and efforts continue to sell more.
- Outside projects are being performed as weather allows.
- Water turn on is scheduled by April 1, weather permitting. The maintenance crew will begin water serviced turn on Monday, March 28, 2011 with the hope of service being ready for the next weekend. Potential delays could be associated with inclement weather or large leaks.
- Electric utility expenses have been high due to cold weather.
- Water utility expenses have been high.
- Infiltration was high in the winter and low in the summer. Some slight increases over the previous year were noted.
- 10 riser rings remain to be installed on manholes.

## 7. Unfinished Business

### **A. Security System.**

President Segraves requested Jay Papp, Wildridge Technology Consultant (lot #355), to discuss completion of the connectivity of the security system between the gate house and the day lodge area. The system was installed in 2010 by FCW Systems. All cameras were operational, but the security staff station in the guard house could not monitor the cameras in the day lodge/recreation area and the Manager in the Day Lodge could not monitor the cameras at the Park entrance. The Park Manager has worked with the Wildridge Technology Consultant and the internet service provider representative to ensure the link was completed for interactivity. As of March 2011, the system is fully functional.

### **B. ADT Gate System.**

President Segraves requested Jay Papp, Wildridge Technology Consultant (lot #355), to discuss the status of the installation of the new gate system at the Park entrance. The new system was leased in 2010 from ADT and included the initial access cards for member change-outs. The Park Manager developed and administered an implementation plan for the new gate system. This allowed for a card-to-card exchange for the calendar year 2011, uniform input of information for card assignments, distribution to approved vendors with expiration dates and distribution to emergency services personnel (e.g., law enforcement, fire departments, emergency medical services, etc.).

Di Haffield, Park Manager, and Mr. Papp explained that ADT was having difficulty installing the correct software. Even though the system has been installed and is in use, it is not delivering the complete functionality that was contracted. The system connectivity with the Day Lodge / Managers office has not been completed. ADT has made several attempts to install the correct software, but the technicians do not appear to be familiar with the system. Another technician is scheduled within the next week. If the total system performance can not deliver what was contracted, other options and legal action may need to be considered.

**C. Past Due Accounts / Attorney Actions.**

The Park Manager explained that some past due accounts were still outstanding. Wildridge Legal Counsel is working in collection for a total of 7 accounts, 3 of which are large sums. A final notice will be issued on approximately March 16, 2011. The next step is the revocation of member leases for these accounts.

The Park Manager also explained that Wildridge Legal Counsel is working on the case related to the contractor that coated the Shower House floors. The quality of the product was not as promised and Wildridge is requesting that repairs be made. The vendor was unresponsive when the Wildridge Manager attempted contact, therefore a request for Wildridge Legal Counsel involvement was made.

**D. Purchase of Truck for Security Guards.**

President Segraves explained that the \$5,000.00 amount budgeted to replace the security vehicle does not appear to be sufficient. Approximately \$2,000.00 of additional funds is likely necessary to purchase a dependable vehicle.

8. New Business

**A. Houses with additional trailer on lot.**

President Segraves discussed whether the current Rules and Regulations address a Recreational Vehicle being placed on a lot with a permanent building. He was wondering whether updates to guidelines were necessary to address this. Mark Doran stated that current documents may be adequate with regards to types of buildings, RV's and total square footage allowed. Additional review may be necessary.

**B. Capital Purchases.**

Several uses of capital funds were discussed. While all capital funds are held in restricted accounts, specific projects / budgets are used to prioritize issues. Some potential uses include the purchase of a security vehicle and the paving / repair of roads and drainage projects.

Mr. Pavey suggested that a civil engineer with drainage experience be contacted to help identify, assess and prioritize drainage issues before and funds are expended on projects.

**C. Lot 443 Building Permit.**

Tim Smith contracting provided a quote to repair the drain under the road between lot 427 and 443. The quote in the amount of \$1,741.00 would replace a collapsed, small drain with a new 15-inch diameter drain.

A motion was made to award the drain repair based on Smith Contracting's bid.

The motion passed by a 5-1 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Ray Burton, Jeanne Keller, Randi Snider, John Sharp and Mark Doran*

*No: Mark Pavey*

Mr. Pavey again stated that a civil engineer with drainage experience be contacted to help identify, assess and prioritize drainage issues before and funds are expended on projects.

A motion was made to consult with a civil engineer with drainage experience to help identify, assess and prioritize drainage issues before and funds are expended on projects.

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Unanimous*

*No: 0*

**D. Golf Cart Repair.**

The Park Manager explained that she has had an assessment made of an auxiliary golf cart owned by Wildridge. The mechanic (Carts Gone Wild) provided a \$170.00 estimate for the major repairs. The Manager intends to have the cart repaired if it can be in good running condition for no more than \$200. She believes maintenance staff and additional security staff would benefit from a second golf cart.

9. Board Member Comments

**A. 2011 Board of Director Election.**

President Segraves announced that three Board of Director seats will be open for election this August. He urged any interested members to submit their resume' by the required June 2011 date.

**B. Electrical Concerns.**

Randi Snider requested that letters be sent to Leasee's with electrical / safety concerns on their lots. She also inquired as to whether a new electrical survey of the Park was warranted.

**C. Fence Repairs along Property Line.**

Mark Doran requested that repairs be made to the perimeter fence as needed. Specifically, the fence behind the lot #243 area bordering the McFerran property needs repair where it is collapsing into a creek. The park Manager explained that she does intend to address this problem.

10. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, April 9, 2011, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

11. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 6-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Randi Snider and Jeanne Keller*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: April 9, 2011 (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. Board Member Comments

10. Next Meeting

11. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: April 9, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

|  |                                       |
|--|---------------------------------------|
| Russ Segraves, President (lots #37 and 60) | Ray Burton, Vice President (lot #220) |
| Mark Pavey, Treasurer (lot #17)            | Mark Doran, Secretary (lot #224)      |
| Randi Snider, Director (lot #32)           | John Sharp, Director (lots #2 and 3)  |

Board Members Absent

Jeanne Keller, Director (lots #22 and 38), excused absence.

Park Manager

Di Haffield

Guests / Visitors

Cliff Vatter, First Vice President Morgan Keegan (Wildridge Financial Advisor).

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Investment Information provided by Wildridge Financial Advisor
- Financial Statements

1. Call to Order

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

2. Secretary's Report

The minutes from the March 12, 2011 general meeting were presented in writing to all Board of Directors members, with copies 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*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Unanimous*

*No: 0*

3. Treasurer's Report

Mr. Pavey arranged for the Morgan Keegan financial advisor, Cliff Vatter, to meet with the Board of Directors to discuss various investment opportunities. Mr. Vatter distributed investment some lower risk options (see attached) and realizes investment choices depend on risk tolerance and long range plans. He discussed the following:

- Certificate of Deposit with a 2-year term and is FDIC insured.
- Agency Bonds which are AAA rated and government guaranteed. They are very marketable and easy to liquidate.
- Collateralized Mortgage Organization (CMO) that is AAA rated and FHA insured. There is an extension risk associated with these instruments.
- Corporate Bonds with 3 or 10 year terms. These are AA rated and are liquid with a good rate, but there is an interest rate risk associated with these items.

Mr. Vatter offered this information so that the Wildridge Board of Directors could make an educated decision on how to invest funds to increase the return while considering the risk tolerance of the entity.

The Treasurer, Mark Pavey, provided a financial report (see attached) and distributed financial information. Mr. Pavey commented on a couple topics.

- Mr. Pavey explained that the balance of the Old National Bank checking account was approximately \$265,000.00 as of the close of March 2011. This does not reflect approximately \$59,000.00 of property taxes recently paid to the Crawford County Treasurer, which is slightly less than the amount paid last year for 2010.
- Mr. Pavey explained that approximately \$8,025.00 was transferred to the operating funds to pay for the new security pickup truck purchased within the past few weeks.
- Mr. Pavey is continuing to work with Wildridge's financial advisor to improve the budget analysis report.

#### 4. Comments from Members

*Member name: Vicky White*

*Lot #: 326*

A building permit for lot #326 was approved prior to the meeting that authorized a retention wall and drainage improvements that must comply with existing Wildridge Rules and Regulations. The lease holders requested a variance that would allow them to place the retention wall directly on the lot line, instead of two-feet off as required in the Rules and Regulations.

A motion was made to table a decision on the request until later in the day so that all members of the Board of Directors could physically inspect the site.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Mark Doran*

*Yes: Unanimous*

*No: 0*

Following the general session meeting, the available members of the Board of Directors physically inspected lot #326 and discussed the request for a building code variance.

A motion was made to deny the request for a variance.

The motion passed by a 3-2 vote, with President Segraves breaking a tie vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Mark Doran, Randi Snider, Russ Segraves*

*No: Ray Burton, John Sharp*

*Member name: Bonnie Halcomb*

*Lot #: 688 and 689*

The member stated that dogs and cats need to be controlled using leashes. She mentioned a recent incident in which a dog chased a golf cart. The Park Manager explained that she already addressed the specific occurrence.

*Member name: Bonnie Huff*

*Lot #: 247*

The member stated that building retention walls does help drainage issues in some cases.

## 5. Committee Reports

### **A. Social Committee**

The Social Committee President, Brian Burnett (Lot #93), announced that a social committee event calendar will be released within the next week. The next social Committee Meeting is scheduled for Saturday May 7, 2011 at 9:00 a.m. in the Shelter House. All are welcome. Event schedules will be in boxes located at the Day Lodge, Shelter House and Entrance, as well as, will be provided to the Park Manager and Posted on the [www.WildridgeRVResort.com](http://www.WildridgeRVResort.com) website.

### **B. Lifestyle Activities**

No report.

## 6. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- Closings for 4 lot transfers were administered in March 2011.
- Four lots remain in arrears for past due fees, three were rectified within the past month. The Park Manager stated that the Wildridge legal counsel has been slow to respond to calls and has not provided documentation that should have been sent to lease holders of lots in arrears. The Board directed the Manager to instruct the Attorney to pursue revocation of the leases for these lots in accordance with Wildridge guidelines. If the Legal Counsel is unresponsive, the Board President should be notified to follow-up.
- The Park Manager has sold several ads for the newsletter and plans to distribute the first issue within the next 10 days.
- The Maintenance crew has repainted the "STOP" strips on the streets.
- New type water bibs are being installed for necessary repairs.
- The Park Manager stated that burning of leaves is prohibited on Wildridge Property.

## 7. Unfinished Business

### **A. ADT Gate System.**

President Segraves requested Jay Papp, Wildridge Technology Consultant (lot #355), to discuss the status of the installation of the new gate system at the Park entrance. The new system was leased in 2010 from ADT and included the initial access cards for member change-outs. The Park Manager developed and administered an implementation plan for the new gate system. This allowed for a card-to-card exchange for the calendar year 2011, uniform input of information for card assignments, distribution to approved vendors with expiration dates and

distribution to emergency services personnel (e.g., law enforcement, fire departments, emergency medical services, etc.).

Mr. Papp explained that ADT has installed the correct software and it is delivering the complete functionality that was contracted. The system connectivity with the Day Lodge / Managers office has been completed. He did note that an electrical transformer blew the night before and has affected some of the system operations. He plans to follow-up.

Jerry Haffield (lots 221 and 222) stated that more than half of the cards initially supplied with the system have been activated and there are still unassigned cards for future use.

### **B. Security System.**

The system was installed in 2010 by FCW Systems. As of March 2011, the system is fully functional.

## 8. New Business

### **A. Gate Access Cards for Contractors / Vendors.**

The board discussed whether contractors / vendors should be issued gate access cards or be required to sign in/out on a list at the guard station. Emergency responders and utility services have been issued cards, but the Manager has not authorized any cards to be programmed for contractors/vendors. The Manager did explain that access could be restricted for times, days, periods, etc. for individual cards if desired.

The existing guidelines and practices were discussed, along with concerns of some members regarding security within the Park.

A motion was made to require all contractors/vendors to sign in and out on a log maintained by the security staff. Entrance would require that a drivers license be left with the security staff for the duration of the stay in the Park.

The motion passed by a 3-2 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Mark Pavey, Randi Snider, John Sharp*

*No: Ray Burton, Mark Doran*

### **B. Computer Purchase.**

The Wildridge Manager requested authorization to purchase a new laptop for her office. The age of her existing laptop, additional software for the gate and security systems, etc. have made her existing equipment slow. While existing equipment can be used for other functions in the Park, a new laptop would help her to be more effective. She has consulted with Jay Papp, Wildridge Technology Consultant (lot #355), to obtain prices.

A motion was made to authorize the Manager to purchase a new laptop computer for her office from CanTech for approximately \$750.00 with a \$100.00 rebate.

The motion passed by a 5-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Mark Doran*

*Yes: Unanimous*

*No: 0*

**C. Repair of 1994 Truck (former Security truck).**

Wildridge recently purchased a new security truck. The Manager discussed the repairs the former security truck needs. The cost of repairs may exceed its usefulness for Wildridge purposes.

**D. Golf Cart Repair.**

The Manager asked for guidance on what to do with the (third) old golf cart that has been cannibalized for parts. Wildridge no longer has a use for it since a new golf cart was purchased for security and repairs were made to a second golf cart.

A motion was made to sell the 1994 pickup based on NADA prices. It will be offered for sale on the Wildridge website ([www.wildridgervresort.com](http://www.wildridgervresort.com)). Additionally, the motion included authorizing the manager to sell the (third) old golf cart that has been cannibalized for parts for \$250, which was an offer previously presented to the Manager by an individual.

The motion passed by a 5-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Mark Pavey*

*Yes: Unanimous*

*No: 0*

**E. Pool Table Re-covering / Ownership.**

The Manager explained that she has obtained pricing for repairs of the pool table in the Day Lodge. The quote includes \$157.00 for labor and \$175.00 for materials to refelt the top and rails. Ownership of the table has been unsure, but information has been recently gathered to help rectify the question.

A motion was made to authorize the Manager to have the pool table repairs performed at an approximate cost of \$330.00.

The motion passed by a 5-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Ray Burton*

*Yes: Unanimous*

*No: 0*

9. Board Member Comments

Randi Snider requested that letters be sent to Leasee's with electrical / safety concerns on their lots, as discussed at previous meetings.

Mark Doran stated that the Park looks nice and the updates to the Day Lodge look great. He also thanked Randi Snider and Mark Pavey for their services volunteering as the Wildridge past Treasurer and current Treasurer.

Ray Burton complimented the Park Manager, Di Haffield, on a job well done.

Mark Pavey thanked Mr. Vatter for Morgan Keegan for attending the meeting and asked form feedback from the Board of Directors regarding Wildridge investments. Mr. Pavey also offered a huge thank you to Jay Papp (lot #355) for volunteering so much time as Wildridge's

Technology Consultant and for his donation of computer equipment and a projector. These donations save Wildridge money for items we would otherwise need to purchase.

President Segraves announced that three Board of Director seats will be open for election this August. He urged any interested members to submit their resume' by the required June 2011 date.

10. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, May 14, 2011, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

11. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: May 14, 2011 (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: May 14, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37 and 60)    Ray Burton, Vice President (lot #220)  
Mark Pavey, Treasurer (lots #17 and 18)    Mark Doran, Secretary (lot #224)  
Randi Snider, Director (lot #32)    Jeanne Keller, Director (lots #22 and 38)

Board Members Absent

John Sharp, Director (lots #2 and 3), excused absence.

Park Manager

Di Haffield

Guests / Visitors

None.

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Financial Statements
- Electric Usage Analysis

1. Call to Order

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

2. Secretary's Report

The minutes from the April 9, 2011 general meeting were presented in writing to all Board of Directors members, with copies circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 4-0-1 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Ray Burton*

*Yes: Mark Pavey, Ray Burton, Randi Snider and Mark Doran*

*No: 0*

*Not Voting: Jeanne Keller (was absent during the April 9, 2011 meeting)*

### 3. Treasurer's Report

The Treasurer, Mark Pavey, provided a financial report and distributed financial information (see attached). Mr. Pavey commented on a couple topics.

- Mr. Pavey explained that the balance as of the close of April 2011 has been reconciled for all accounts.
- The April fuel bill arrived later than usual and information will be reflected in the next month's information. While fuel costs are a bit higher, they remain close to budget.
- Taxes in the April statement appear to be over budget because they were not scheduled until May.
- Utility costs appear to be on budget.
- Year-to-date building expenses initially appear to exceed budget by 136%. This is due to repairs being done early in the year.
- As of April, Wildridge expenditures are approximately \$5,200.00 below budget.
- The credit card account will be adjusted to not exceed \$3,000.00 funding as intended.
- The LP tank for the Day Lodge and Shower House was filled recently in anticipation of higher fuel costs in the future.

### 4. Comments from Members

*Member name: Tim Smith*

*Lot #: 107*

The Member commented that permits for gravel delay the delivery and that it should somehow be expedited.

President Segraves informed the audience that internal policy will be adopted for permits for basic gravel deliveries. These permits will only require the approval of the Manager unless other issues are involved, such as drainage or landscaping. In more involved cases, permits would require review and approval of the Manager along with two Board of Directors.

The change associated with gravel permits will be posted to the Wildridge website ([www.wildridgervresort.com](http://www.wildridgervresort.com)) and distributed on the email list.

*Member name: Tim Smith*

*Lot #: 107*

The Member commented that the Board of Directors should consider requiring gutters on all buildings to direct rain water to appropriate drainage areas.

*Member name: Carl Phillips*

*Lot #: 346*

The Member commented that he was working on a permit for gravel. The Park Manager offered to assist him after the meeting.

*Member name: Dean Robison*

*Lot #: 5*

The Member prepared an analysis of electric usage for the period of March / April 2011 (see attached). He explained that some zones usage exceeded last year. He also questioned whether Park service had been disconnected in zones with member lots during the off-season.

The Park Manager explained that she will work to improve the check-off list to ensure service is off during the winter period. She did monitor the “7 day” annual usage allowed in the Wildridge Rules and Regulations this past winter.

President Segraves explained that the highest consumption for the March / April 2011 period was the gatehouse guard building. This is interesting since this is such a small building. Attempts will be made to make the gatehouse more fuel efficient, maybe a different type heating unit and insulation. In addition, the heat in the shower house will be cooler next year and the maintenance building will not be routinely heated. Hopefully, new meters currently being installed by Dubois REC will help too.

*Member name: Dean Robison*

*Lot #: 5*

The Member inquired as to the sewer costs and infiltration. The Park Manager explained that Patoka Sewer and Water did not provide a clear methodology for the infiltration rates charged. While volume information is clear, the rates multiplied by the volume seem to vary from month to month. She has been attempting to clarify the charges with the utility provider.

*Member name: Chris McCullum*

*Lot #: 623*

A building permit for lot #623 was approved prior to the meeting that authorized an uncovered garden structure that must comply with existing Wildridge Rules and Regulations. The lease holders requested a variance that would allow them to place decorative rafter edges closer than two feet off the property line, instead of two-feet off as required in the Rules and Regulations.

A motion was made to allow the variance as long as the structure was never covered.

The motion passed by a 4-1 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Mark Pavey*

*Yes: Ray Burton, Mark Pavey, Randi Snider and Jeanne Keller*

*No: Mark Doran*

## 5. Committee Reports

### **A. Social Committee**

The Social Committee representatives were not present because they were preparing a hog roast pitch in dinner for the evening).

## **B. Lifestyle Activities**

The Park Manager, Di Haffield, provided a report for lifestyle activities. She announced the following:

- Euchre will begin on Thursday evenings.
- Water aerobics will begin when the pool opens.
- Children activities begin this Saturday at 11 a.m.

Any input and help would be appreciated.

## 6. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- The pool table has been recovered.
- The "extra" golf cart was sold for \$350.00.
- A new laptop was purchased and is being used in the Manager's office.
- An employee (Bob Huff) resigned to operate a trash business.
- The staff is working on the process to open the swimming pool.
- The staff has been working on projects to clean the common areas.
- The staff is working to clean the maintenance area.
- Lease holders should display lot numbers to allow emergency responders to identify lots and to help visitors locate lots.
- There are 34 building permits open and 13 new request, totaling 47 active permits.
- Staff has been issued new uniform shirts.
- The newsletter will hopefully be distributed next week. It has been delayed because of computer problems.
- The new security truck and golf cart are operating wonderfully.

## 7. Unfinished Business

### **A. Morgan Keegan / Investments.**

During the April 9, 2011 general session meeting, Mr. Pavey arranged for the Morgan Keegan financial advisor, Cliff Vatter, to meet with the Board of Directors to discuss various investment opportunities. Mr. Vatter distributed investment some lower risk options (see attached) and realizes investment choices depend on risk tolerance and long range plans. He discussed the following:

- Certificate of Deposit with a 2-year term and is FDIC insured.
- Agency Bonds which are AAA rated and government guaranteed. They are very marketable and easy to liquidate.
- Collateralized Mortgage Organization (CMO) that is AAA rated and FHA insured. There is an extension risk associated with these instruments.
- Corporate Bonds with 3 or 10 year terms. These are AA rated and are liquid with a good rate, but there is an interest rate risk associated with these items.

Mr. Vatter offered this information so that the Wildridge Board of Directors could make an educated decision on how to invest funds to increase the return while considering the risk tolerance of the entity.

During the May 14, 2011 meeting, the Board decided table any decision until other options could be investigated. Mr. Pavey plans to contact bank representatives for options and rates.

**B. Old Pool Pump.**

The Park Manager requested direction on what to do with the old pool pump that failed during the previous year. It is not financially desirable to rebuild the pump and a new pump can be obtained within a few days if necessary.

A motion was made to sell the old pump for scrap.

The motion passed by a 5-0 vote.

*Motion: Jeanne Keller*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Unanimous*

*No: 0*

8. New Business

**A. Lids / Risers for Sewer Pumping Stations.**

The Park Manager obtained cost information for lift station risers from S & M. The following cost information was included:

- Rear Lift Station: 8-inch riser and new hatch to replace a rusted hatch - \$945.00, or \$365 for the riser without a hatch. Due to an existing building next to the lift station, 8-inches is the highest a riser can be.
- Front Lift Station: 12-inch riser - \$315.00. Due to an existing building next to the station, 8-inch is the highest a riser can be.
- Delivery Costs are \$100.00.

Tim Smith estimated his cost of installing the risers would be approximately \$600.00 if he does not need additional equipment (e.g., crane). He also suggested that rip-rap and gravel be placed around the lift stations that would be an additional cost.

A motion was made to purchase the risers for both lift stations and the new hatch. The total cost of materials and installation with rip-rap and gravel being placed around the lift stations, including extra equipment if needed, should not exceed \$2,800.00 without prior Board authorization.

The motion passed by a 5-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Randi Snider*

*Yes: Unanimous*

*No: 0*

**B. Swimming Pool Cover.**

The Park Manager informed the Board that the current swimming pool cover is in poor condition and a cover for the next winter season will need to be special ordered. The Manager was requested to obtain bids for the cover. One local source could be Lamperts.

**C. Sale of 1994 Ford Ranger Truck (former Security truck).**

Wildridge recently purchased a new security truck. During the April 9, 2011 general meeting, the Board decided to sell the 1994 pickup based on NADA prices. President Segraves informed the Board that a Park member, Cliff Stiffey - lot #146, offered to display and sell the vehicle for Wildridge at no cost. Mr. Stiffey operates a vehicle repair service on a well-traveled road where the vehicle will get good exposure. According to the internet documentation President Segraves shared, the vehicle value is estimated between \$1,500.00 to \$1,900.00.

A motion was made to request Cliff Stiffey to sell the vehicle on behalf of Wildridge for the best offer, no less than \$1,500.00.

The motion passed by a 4-1 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Mark Pavey*

*Yes: Mark Doran, Mark Pavey, Randi Snider and Jeanne Keller*

*No: Ray Burton*

**D. Staffing.**

A guard, Bob Huff, resigned to pursue other business opportunities. Also, part time guards will be needed for the busy season. The Park Manager will be interviewing and hiring staff members and background checks will be required before employment. The budget must also be considered regarding staffing decisions.

**E. Elections for Board of Directors.**

President Segraves announced that elections for the Board of Directors will occur in August. Anyone interested must submit their resume by midnight on the 2<sup>nd</sup> Sunday of June (June 12, 2011), in accordance with Wildridge guidelines.

**F. Dumpster for Building Materials and Junk.**

An extra dumpster will be provided during the Memorial Day Holiday period. While the routine trash compactor is only intended for household waster, this extra dumpster is intended for building materials and junk. Another container will be available for scrap metal.

**G. Swimming Pool Operating Hours.**

A Park Member, Tim Smith - Lot 107, requested that the pool hours be extended. The Park Manager agreed that the hours could be extended as long as sufficient time is left for cleaning / maintenance.

A motion was made to extend the swimming pool operating hours to approximately 9 a.m. until 10:30 p.m. The Park Manager will set the specific hours based on maintenance and activity schedules.

The motion passed by a 5-0 vote.

*Motion: Randi Snider*

*2<sup>nd</sup> Motion: Mark Pavey*

*Yes: Unanimous*

*No: 0*

9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, June 11, 2011, 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*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: June 11, 2011 (9:00 a.m. @ the Wildridge Office)**

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Committee Reports

5. Manager's Report

6. Unfinished Business

7. New Business

8. Comments from Members

9. Next Meeting

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: June 11, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

|  |                                       |
|--|---------------------------------------|
| Russ Segraves, President (lots #37 and 60) | Ray Burton, Vice President (lot #220) |
| Mark Doran, Secretary (lot #224)           | John Sharp, Director (lots #2 and 3)  |
| Jeanne Keller, Director (lots #22 and 38)  |                                       |

Board Members Absent

Mark Pavey, Treasurer (lots #17 and 18), excused absence.  
Randi Snider, Director (lot #32), excused absence.

Park Manager

Di Haffield.

Guests / Visitors

None.

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Financial Statements

1. Call to Order

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

2. Secretary's Report

The minutes from the May 14, 2011 general meeting were presented in writing to all Board of Directors members, with copies 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*

*2<sup>nd</sup> Jeanne Keller:*

*Yes: Unanimous*

*No: 0*

3. Treasurer's Report

The Treasurer, Mark Pavey, had an excused absence and a financial report was not presented. President Segraves distributed financial information (see attached) and commented on the following topic.

- Mr. Segraves is requesting that financial percentages for budget be based on the annual total, not month-by-month (12<sup>th</sup>'s) He believes this will present the information more clearly.

#### 4. Committee Reports

##### **A. Social Committee**

The Social Committee representatives were not present because they were preparing a for a fundraiser auction for the evening. The night before, the Social Committee hosted a concert by Ms. Sarah Getto.

Ms. Getto performed for free, but did accept donations and sell CD's with her music. She requested to for her RV to remain parked in the shelter house common area lot through Sunday June 12, 2011. The Manager allowed the RV to park in these spots on Friday evening after the initial parking plans on a member lot did not work out.

A motion was made to allow Ms. Getto to have her RV remained parked in the shelter house common area lot through Sunday June 12, 2011.

The motion passed by a 4-0 vote.

*Motion: John Sharp*

*2<sup>nd</sup> Jeanne Keller:*

*Yes: Unanimous*

*No: 0*

##### **B. Lifestyle Activities**

The Park Manager, Di Haffield, provided a report for lifestyle activities. She announced the following:

- Euchre has begun on Thursday evenings.
- Water aerobics has begun.

Any input and help would be appreciated. The Park is in need of a volunteer coordinator for the Lifestyle Activities.

#### 5. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- There are 40 building permits open, 2 pending and 10 completed during the previous month.
- Most of the Park electric meters have been changed over to the digital meters that will be electronically read by Dubois REC.
- There were 10 incident reports during the past month, with the Sheriff being contacted for 2 problems. Lights were shot out on two utility poles and an ambulance was called for one incident. Dubois REC repaired the lights at no charge for this occurrence, but will charge for future repairs.
- Shuffle Board courts have been re-done.
- The Maintenance area being cleaned up.
- Estimates are being obtained for a new swimming pool cover.
- Lift station rings are ordered and expected near the end of June.
- Three resumes for the Board of Directors have been received (Jay Papp – lot #355, Judy Daniel – lots 316 & 330, and Carl Phillips – lot #346). Anyone

interested must submit their resume by midnight (by 4:00 p.m. in person to the Manager in the office) on the 2<sup>nd</sup> Sunday of June (June 12, 2011), in accordance with Wildridge guidelines.

## 6. Unfinished Business

### **A. Lids / Risers for Sewer Pumping Stations.**

The Park Manager obtained cost information for lift station risers from S & M. The following cost information was included:

- Rear Lift Station: 8-inch riser and new hatch to replace a rusted hatch - \$945.00, or \$365 for the riser without a hatch. Due to an existing building next to the lift station, 8-inches is the highest a riser can be.
- Front Lift Station: 12-inch riser - \$315.00. Due to an existing building next to the station, 8-inch is the highest a riser can be.
- Delivery Costs are \$100.00.

Tim Smith estimated his cost of installing the risers would be approximately \$600.00 if he does not need additional equipment (e.g., crane). He also suggested that rip-rap and gravel be placed around the lift stations that would be an additional cost.

A decision was made on May 14, 2011 to purchase the risers for both lift stations and the new hatch. The total cost of materials and installation with rip-rap and gravel being placed around the lift stations, including extra equipment if needed, should not exceed \$2,800.00 without prior Board authorization.

The Manager has ordered the items and expects delivery by the end of June.

### **B. Sale of 1994 Ford Ranger Truck (former Security truck).**

Wildridge recently purchased a new security truck. During the April 9, 2011 general meeting, the Board decided to sell the 1994 pickup based on NADA prices. President Segraves informed the Board that a Park member, Cliff Stiffey - lot #146, offered to display and sell the vehicle for Wildridge at no cost. Mr. Stiffey operates a vehicle repair service on a well-traveled road where the vehicle will get good exposure. According to the internet documentation President Segraves shared, the vehicle value is estimated between \$1,500.00 to \$1,900.00.

Mr. Tim Smith purchased the vehicle for \$1,500.00 and ownership will be transferred after a replacement title is received.

### **C. Swimming Pool Cover.**

During the May 14, 2011 general session meeting, the Park Manager informed the Board that the current swimming pool cover is in poor condition and a cover for the next winter season will need to be special ordered. The Manager was requested to obtain bids for the cover. Lamperts will provide a bid the week following the June 11, 2011 general session meeting.

### **D. Staffing.**

The Park Manager announced that two new employees have been hired for security.

**E. Elections for Board of Directors.**

President Segraves announced that elections for the Board of Directors will occur in August. Anyone interested must submit their resume by midnight on the 2<sup>nd</sup> Sunday of June (June 12, 2011), in accordance with Wildridge guidelines.

7. New Business

**A. Request for Adult Party at Swimming Pool.**

Members (Curtis and Dot Tyler, lot #283) had requested that the pool remain open on August 11, 2011 from 8:00 p.m. until 11:00 p.m. for a party limited to adults 21 years and older. The Board discussed the fact that the pool routinely remains open until 10:30 p.m. for all members and this would limit the availability for those under 21 years old on this date.

A motion was made to have the pool remain open on August 11, 2011 from 9:00 p.m. until 11:00 p.m. for a party limited to adults 21 years and older..

There was no second and the motion failed.

*Motion: Jeanne Keller*

*2<sup>nd</sup> Motion: none*

A motion was made to have the pool remain open on August 11, 2011 from 10:30 p.m. until 12:00 midnight for a party limited to adults 21 years and older.

The motion passed by a 4-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Unanimous*

*No: 0*

**B. Yield Sign at Lot #141.**

President Segraves discussed plans to replace the “stop” sign in front of lot #141 with a “yield” sign in an attempt to promote a better flow of traffic.

**C. Quiet Hours for Park Sponsored Events.**

A discussion was made as to possibly amending the Quiet Hours Rules and Regulations to allow Park sponsored events to last past 11:00 p.m.

A motion was made to amend the Wildridge Rules and Regulations Quiet Time Policy and allow the Park Manager, with the approval of the President of the Board of Directors, to authorize Park sponsored events to extend later than the standard quiet time of 11:00 p.m. This would only be for special events and would no apply for personal lot events or personal rentals of Wildridge facilities.

The motion passed by a 4-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Unanimous*

*No: 0*

8. Comments from Members

*Member name: Bonnie Huff*

*Lot #: 247*

The Member expressed concern about alcohol use in the pool area, especially during late hours.

*Member name: Mike McCoy*

*Lot #: 141*

The Member questioned whether a scooter he allowed a minor child to ride was in compliance with Wildridge ULMV guidelines. He was asked to email a picture to the Manager so the Board could become familiar with the scooter.

*Member name: Brent Geary*

*Lots #: 450 and 451*

The Member expressed concern regarding scooters being operated by minor children with no helmet or safety flags.

*Member name: Brent Geary*

*Lots #: 450 and 451*

The Member suggested that Wildridge do limited background checks in the future before Leases are granted to new members. His main concern is to avoid having convicted sex offenders / child molesters in the Park.

*Member name: Dale Morgan*

*Lot #: 306*

The Member discussed a recent situation in which he was informed that minor children not authorized under the Wildridge Rules and Regulations were asked to not ride ULMV's in the Park. Security initially contacted the Member from lot #306, who then contacted the Manager on her personal lot after office hours. During the June 11, 2011 meeting, the member explained that he understands and would like to see Wildridge provide a safety program for ULMV drivers. The Member also stated that there needs to be more for youth to do at the Park.

#### 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, July 9, 2011, 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*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: July 9, 2011 (9:00 a.m. @ the Wildridge Office)**

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Committee Reports

5. Manager's Report

6. Unfinished Business

7. New Business

8. Comments from Members

9. Next Meeting

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: July 9, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

|  |                                       |
|--|---------------------------------------|
| Russ Segraves, President (lots #37 and 60) | Ray Burton, Vice President (lot #220) |
| Mark Doran, Secretary (lot #224)           | John Sharp, Director (lots #2 and 3)  |
| Jeanne Keller, Director (lots #22 and 38)  | Randi Snider, Director (lot #32)      |

Board Members Absent

Mark Pavey, Treasurer (lots #17 and 18), excused absence.

Park Manager

Di Haffield.

Guests / Visitors

None.

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda

1. Call to Order

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

2. Secretary's Report

The minutes from the June 11, 2011 general meeting were presented in writing to all Board of Directors members, with copies 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*

*2<sup>nd</sup> Randi Snider:*

*Yes: Unanimous*

*No: 0*

3. Treasurer's Report

The Treasurer, Mark Pavey, had an excused absence and a financial report was not presented.

4. Committee Reports

**A. Social Committee**

The Social Committee representatives were not present and no report was presented.

## **B. Lifestyle Activities**

The Park Manager, Di Haffield, again announced that the Park is in need of a volunteer coordinator for the Lifestyle Activities. She is currently coordinating the activities with assistance from members.

### 5. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- There are 36 building permits open and 4 pending.
- There were 6 incident reports during the July 4<sup>th</sup> holiday weekend (stolen coolers, Streaker / Nude Runner, noise and domestic dispute). There were 12 incident reports during the rest of the month.
- Playground painting and cleanup is completed and work around the basketball / tennis courts being addressed now. Work on the miniature golf course is planned for next week.
- Lift station rings are ordered and installation is expected within the next couple of weeks.
- The boarder fence behind lots #300 and #504 needs has collapsed and needs to be repaired. There is growth placing undue weight on the fence in several locations. The Manager asked maintenance staff to contact a local utility provider to inquire as to how to best defoliate the fence line. The Manager anticipates fence repairs being completed within the next 60 days.
- The "Tiger Shark Crawler" swimming pool automated vacuum went bad. Board members consulted and a new unit has been ordered. Several quotes were researched on the internet and requested from vendors. A unit was purchased from Jasper Equipment at an approximate cost of \$1,995.00 plus tax and shipping. The new unit should arrive within 7-10 days and Jasper Equipment has provided a loaner unit until the new one arrives.
- The Manager explained that she needs help preparing the newsletter and a volunteer would be appreciated.
- The "stop" sign in front of lot #141 was replaced with a "yield" sign in an attempt to promote a better flow of traffic. The "stop" bar is still painted on the street and will be covered to avoid confusion.
- The possibility of placing free-standing security cameras / recorder at the trash compactor was discussed. This could be used to identify illegal dumping and use of the compactor.
- The possibility of placing a sand box in the playground area was discussed.

### 6. Unfinished Business

#### **A. Lids / Risers for Sewer Pumping Stations.**

The Park Manager obtained cost information for lift station risers from S & M. The following cost information was included:

- Rear Lift Station: 8-inch riser and new hatch to replace a rusted hatch - \$945.00, or \$365 for the riser without a hatch. Due to an existing building next to the lift station, 8-inches is the highest a riser can be.

- Front Lift Station: 12-inch riser - \$315.00. Due to an existing building next to the station, 8-inch is the highest a riser can be.
- Delivery Costs are \$100.00.

Tim Smith estimated his cost of installing the risers would be approximately \$600.00 if he does not need additional equipment (e.g., crane). He also suggested that rip-rap and gravel be placed around the lift stations that would be an additional cost.

A decision was made on May 14, 2011 to purchase the risers for both lift stations and the new hatch. The total cost of materials and installation with rip-rap and gravel being placed around the lift stations, including extra equipment if needed, should not exceed \$2,800.00 without prior Board authorization.

The Manager has ordered the items and expects installation within the next few weeks (10 days).

### **B. Elections for Board of Directors.**

Three resumes for the Board of Directors have been received. These were the only interested members to submit their resume by midnight (by 4:00 p.m. in person to the Manager in the office) on the 2<sup>nd</sup> Sunday of June (June 12, 2011), in accordance with Wildridge guidelines. Since only three individuals submitted their information for three open Board member positions, an election is not necessary. The following individuals will be installed with the Board of Directors in Saturday August 13, 2011:

- Jay Papp - lot #355
- Judy Daniel - lots 316 & 330
- Carl Phillips - lot #346

An executive session will immediately follow to elect the 2011-2012 Board of Directors Officers.

## 7. New Business

### **A. Pool Hours.**

Concerns were discussed regarding children being unsupervised in the swimming pool during later hours. Security staff have been instructed to check the pool and require unsupervised youth to vacate the area.

### **B. Lease Transfer Forms.**

Wildridge Lease forms were discussed and President Segraves explained that the Wildridge Legal Counsel recommended that the original lease documents be attached to transfer forms and that an updated form be used that would include the "99-year lease renewal date". A discussion followed regarding the issue that some lease changes in the past may have actually been a new lease instead of an assignment of the past lease. If so, this could affect the 99-year renewal date. For example, new leases may have been entered into when Wildridge began requiring transfers to include personal electric service connection with the utility provider (Dubois REC).

Additional resources (e.g., cost of document copies from the Crawford County Court house, time to research information, etc.) may be needed in order to update files as transfers are processed. The possibility of charging members for additional costs or

allowing them to provide copies of the past lease agreements was discussed. It was also discussed that the routine transfer charges could be adjusted to compensate for additional costs. Wildridge's current lease transfer fee is \$100.00 for new members and \$50.00 for existing members, and actual Crawford County Courthouse recording costs are routinely \$40.00 to \$50.00. It was determined that Wildridge fees should be considered during the budget development for the upcoming year.

#### 8. Comments from Members

*Member name: Judy Daniel*

*Lots #: 316 and 330*

As a result of the Board of Directors conversation of lease transfers including the past lease terms / date for the 99-year renewal, the Member expressed concern about the terms of her current lease(s). She believes she signed a new lease when the lot was transferred into her name.

*Member name: Jay Papp*

*Lot #: 355*

The Member serves as a volunteer technology consultant for Wildridge. He discussed a recent recommendation he made to purchase Uninterrupted Power Supplies (4) for equipment in the Day Lodge and Gatehouse / Security Station. It was determined that this purchase should be considered during the budget development for the upcoming year.

#### 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, August 13, 2011. This will serve as the 2011 Board of Directors Annual Membership meeting and will be conducted at the Shelter House. An executive session will immediately follow to elect the 2011-2012 Board of Directors Officers.

#### 10. Adjourn General Session

A motion was made to adjourn the general session.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Unanimous*

*No: 0*

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

**Date: August 13, 2011 (9:00 a.m. @ the Wildridge Shelter House)**

1. Call to Order
2. Moment of Silence
3. Pledge of Allegiance
4. Roll Call of Officers (Introduction of Current Board Members)

| <u>Board Members</u>                    |   |
|---|---|
| Russ Segraves, President (lot #37 & 60) | Ray Burton, Vice-President (lot #220)     |
| Mark Pavey, Treasurer (lot #17 & 18)    | Mark Doran, Secretary (lot #224)          |
| Randi Snider, Director (lot #32)        | Jeanne Keller, Director (lots #22 and 38) |
| John Sharp, Director (lots #2 and 3)    |   |

5. Secretary's Report
6. Treasurer's Report
7. Social Committee Report
8. Lifestyle Committee Report
9. Unfinished Business
10. New Business
11. Member Comments
12. Introduction of New Board Members
13. Recognition of Outgoing Board Members
14. Announcement of Executive Session immediately following General Session
15. Next Meeting
16. Adjourn to Executive Session

**Wildridge Association  
Annual Membership Meeting  
General Session**

**Date: August 13, 2011 (9:00 a.m. @ the Wildridge Shelter House)**

Board Members Present

|   |                                       |
|---|---------------------------------------|
| Russ Segraves, President (lot #37 & 60)   | Ray Burton, Vice-President (lot #220) |
| Mark Pavey, Treasurer (lot #17 & 18)      | Mark Doran, Secretary (lot #224)      |
| Jeanne Keller, Director (lots #22 and 38) | John Sharp, Director (lots #2 and 3)  |

Board Members Absent

Randi Snider, Director (lot #32), excused absence.

Park Manager

Di Haffield

Guests / Visitors

None.

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Financial Reports
- Letter from Wildridge Insurance Carrier

1. Call to Order

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

2. Moment of Silence

- A moment of silent prayer was observed for members who have passed away.

3. Pledge of Allegiance

- The Pledge of Allegiance was recited.

4. Roll Call of Officers (Introduction of Current Board Members)

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

- Russ Segraves, President
- Ray Burton, Vice President
- Mark Pavey, Treasurer
- Mark Doran, Secretary

- Jeanne Keller, Director
- John Sharp, Director

Randi Snider, Director, was unable to attend the meeting.

- Di Haffield, Park Manager

#### 5. Secretary's Report

The minutes from the August 14, 2010 general membership meeting were presented in writing to all Board of Directors members and copies were circulated to the audience attending the meeting. The August 14, 2010 general membership meeting minutes had been approved during the September 11, 2010 general session meeting.

#### 6. Treasurer's Report

A financial status overview as of June 30, 2011 was presented by Mark Pavey.

A discussion of some general financial statement (see attached) information included:

- The balance sheet reflects \$575,133.52 in total checking and savings accounts.
- A total of \$389,999.50 has been received for 2011 dues. \$195,370.00 was received in 2010 for 2011 dues and \$194,629.50 was received in 2011 for 2011 dues.
- Approximately \$39,000.00 is outstanding for unpaid dues. For the 2011 year, 23 members have not made any payment amounting to approximately \$20,000.00, 25 members have made partial payments leaving approximately \$7,995.00 outstanding. For the 2010 year, 5 members have unpaid amounts totaling approximately \$10,360.00.
- Wildridge has turned over unpaid dues for the prior year to the attorney and the lease revocation process will be exercised.
- Approximately 46% of the budget has been expended. All costs look alright, but some utilities are a bit high. Infiltration costs are lower than budget to date.

#### 7. Social Committee Report

The Social Committee President Brian Burnett (lot #93) reminded everyone that there will be a Texas Holdem tournament later this evening and that the Ice Cream Social is in two weeks. A drive in movie night at the Shelter House is also planned. Mr. Burnett asked that anyone who may have sponsored a "Night at the Races" horse for this year, but paid last year, please contact him.

#### 8. Lifestyle Committee Report

The Lifestyle Committee representative Bonnie Huff (lot #247) reminded everyone that the library is open with books and movies. There are kid activities and the older kids have been helping on Saturday mornings.

#### 9. Unfinished Business

##### **A. Invested Funds**

Mr. Pavey discussed potential investment options for Wildridge funds. The main goal is to optimize investment return while maintaining funds in a low-risk instrument. Money

Market funds are paying approximately 0.5% and Certificate of Deposits are paying approximately 1%.

A motion was made to purchase of a certificate of deposit in the approximate amount of the balance of the contingency fund (\$120,000.00). This would not include funds set aside for 2011 operating expanses or other restricted fund accounts.

The motion passed by a 5-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Ray Burton*

*Yes: Unanimous*

*No: 0*

## 10. New Business

### **A. Introduction of Outgoing Board Members**

President Segraves introduced the following outgoing board Members and thanked them for their service.

- John Sharp
- Jeanne Keller
- Randi Snider.

### **B. Managers Comments.**

The Park Manger, Di Haffield, discussed the following topics:

- The Park has been busy and experienced higher attendance this year. Extra security has been on duty and members should help keep an eye out to help limit some petty theft problems.
- Approximately 100 building permits have been issued this year. These usually help improve property values and the overall quality of the community.
- The new ADT gate system was installed and implanted this year.
- The gates at the entrance will be extended and the gate will need to open for all vehicles, including golf carts. Please take your gate cards when you exit the Park.
- 56lots were transferred this year.
- New lids were installed on both lift stations to help mitigate water infiltration.
- The swimming pool has been busy and operating costs have been higher during the extended hot weather periods.
- A new automated “Tigershark” pool vacuum was purchased this year at an approximate cost of \$2,000.00.
- Overall, staff have worked hard to cleanup and maintain the Park.

### **C. Fall Pool Hours.**

Park Manager, Di Haffield, explained that Fall swimming pool hours may be extended past the Labor Day Holiday, depending on weather and financial costs. Discretion will be used to ensure the pool is winterized timely.

### **D. Liability Insurance.**

Wildridge received a letter (see attached) from its insurance carrier for Employment Practices Liability Insurance. The letter explained potential limitations on renewal,

therefore the agent has been asked to shop for another carrier. Wildridge also contacted another agent to compare plans / prices.

#### 11. Member Comments

*Member name: Brent Geary*

*Lot #: 450 and 451*

The member inquired as to the balance of the Restricted -Road Fund. Mr. Pavey responded that the current balance is approximately \$36,220.00.

*Member name: Dave Jagers*

*Lot #: 92*

The member inquired as to the process the Board follows for changes to Rules and Regulations. He suggested that changes be offered as a 1<sup>st</sup> and 2<sup>nd</sup> reading so that members would have two meetings to be aware of potential changes. The possibility of placing the meeting agenda's on the [www.Wildridgervresort.com](http://www.Wildridgervresort.com) website a week prior to the meetings was also discussed.

*Member name: Dave Wagner*

*Lot #: 79*

The Member agreed with comments previously made by Mr. Jagers. He also believes more effort to be invested to address underage drivers of ULMV's.

*Member name: Bonnie Huff*

*Lot #: 247*

The member stated that most Wildridge members do not read and are not familiar with the Rules and Regulations, even though they are provided at lot transfer closings and on the website.

*Member name: Brent Geary*

*Lot #: 450 and 451*

The commented that efforts should be made to distribute newsletters via email in order to save printing and postage costs. The Board responded that there is a mail distribution list for over 200 members and efforts are proactively continuing to increase the participants.

*Member name: Dave Jagers*

*Lot #: 92*

The member expressed concerns about the policy that allows the Manager, with the Board President's approval, to authorize Park sponsored events to extend later than the standard quiet time of 11:00 p.m. This is only be for special events and does not apply for personal lot events or personal rentals of Wildridge facilities.

#### 12. Introduction of New Board Members

President Segraves introduced the incoming Board members. Three resumes for the Board of Directors had been received. These were the only interested members to submit their resume by midnight (by 4:00 p.m. in person to the Manager in the office) on the 2<sup>nd</sup> Sunday of June (June 12, 2011), in accordance with Wildridge guidelines. Since only

three individuals submitted their information for three open Board member positions, an election is not necessary.

The following individuals will be installed with the Board of Directors and serve a three year term as a Wildridge Director beginning August 13, 2011.

- Jay Papp - lot #312
- Judy Daniel - lots 316 & 330
- Carl Phillips - lot #346

### 13. Recognition of Outgoing Board Members

Mr. Pavey thanked the following outgoing members for their service and presented certificates to those in attendance.

- John Sharp
- Jeanne Keller
- Randi Snider.

### 14. Announcement of Executive Session immediately following General Session

President Segraves explained that an executive session would immediately follow this general session meeting in order to elect Board Officers for the year 2011-2012.

### 15. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, September 10, 2011, following the regularly scheduled Board of Directors executive session meeting at 8:00 a.m.

### 16. Adjourn to Executive Session

The general meeting adjourned.

A motion was made to adjourn the general session.

The motion passed by a 5-0 vote.

*Motion Ray Burton*

*2<sup>nd</sup> Motion: Jeanne Keller*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: September 10, 2011 (9:00 a.m. @ the Wildridge Office)**

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Committee Reports

A. Social Committee

B. Lifestyle Activities

5. Manager's Report

6. Unfinished Business

A. Invested Money

    a. Jason Langley's proposal

    b. Cliff Vatter from Morgan Keegan information

B. Pool Cover

7. New Business

A. Relook at independent fax line

8. Comments from Members

9. Next Meeting will be October 8<sup>th</sup> @ 9am Daylodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: September 10, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37 and 60)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)  
Carl Phillips, Director (lot #346)

Ray Burton, Vice President (lot #220)  
Mark Pavey, Treasurer (lots #17 and 18)  
Judy Daniel, Director (lots #316 and 330)

Park Manager

Di Haffield.

Guests / Visitors

None.

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Financial statements

1. Call to Order

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

2. Secretary's Report

The minutes from the August 13, 2011 Annual membership meeting were presented in writing to all Board of Directors members, with copies circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Ray Burton*

*Yes: Unanimous*

*No: 0*

3. Treasurer's Report

The Treasurer, Mark Pavey, provided a financial report and distributed financial information, (see attached)

- Mr. Pavey explained the balance sheet as of August 31, 2011
- Mr. Pavey relayed a message from our accountant Ron Pierce stating that we do not allow member to pay there dues before Jan 1, we would need to discuss this in the executive budget meeting.

- Dues remaining for the year to be paid are 2.3%, the attorney has sent out letters to everyone that has not paid.
- We have 33% of our budget remaining, all accounts look good with the exception of supplies, which we are negative on due to the pool supplies needed for hot weather.
- Jay Papp asked a question about what vending operations included; Mr. Pavey stated this includes, pool table, washer and dryers, etc.

#### 4. Committee Reports

##### **A. Social Committee**

The Social Committee representatives were not present and no report was presented.

##### **B. Lifestyle Activities**

Bonnie reported that the Wildridge directory is being put together and members need to get their requests put in as soon as possible. The directory will be put out by Halloween weekend. The cost is \$2.

#### 5. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- Work was started on the miniature golf course, Reggie and Jim are working hard to complete as soon as possible so everyone can enjoy during the fall season.
- Fence repairs were completed on the playground side of the tennis courts, it has been painted as well. The hillside has also been mowed.
- Roadwork has started in various places; "rip rap" has been used as a short-term fix until a decision is made on what areas will be repaired.
- Chipper has had issues, it is repaired now, please note we cannot pickup whole tree's. Limbs must be smaller than 2 inches in diameter.
- The leaves are starting to fall, reminder to put the leaves at the front of your lot and not in the ditches. Please make sure all debris is removed as well or they will not be picked up.
- Pool is closed for the season, new cover is needed to complete closure
- Extra golf cart is out being painted, Cliff and Kay Stiffey are donating Labor and paint.
- 6 lots are being looked at under repossession, 10 are setup making payments, payments are suppose to be in by end of year. Ron Pierce our CPA is sending invoices monthly on who has and has not paid so Di can update the attorney.
- Di would like to thank all the volunteer's that have been helping around the park
- The back fence row will be weeded once the corn has been removed from the field.
- 

#### 6. Unfinished Business

##### **A. Invested Money**

Mr. Pavey reminded everyone that we voted at the last meeting to invest \$120,000.00. He explained the different choices we have with Morgan Keegan and Kentucky Financial

Group. Question was brought up whether we would like to stay with Morgan Keegan or go with Kentucky Financial Group, whether the better interest rates really netted up anything substantial. Mr. Pavey indicated that it did not. A motion was made that if Morgan Keegan can match the rates that Kentucky Financial Group is quoting that the Wildridge treasurer go ahead and purchase the CD's in the 3-year increments. No additional discussion was made.

The motion passed by a 6-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Jay Papp*

*Yes: Unanimous*

*No: 0*

### ***B. Pool Cover***

*The old pool cover is at least 11 years old and originally cost around \$3331.00 according to past board member Forest Timberlake. Quotes were discussed from 2 different vendors. Di recommends that we use Lampert since they are the least costly and are using the same material that our current cover is made from. A new cover is needed or we risk damage to the new liner. A motion was made to purchase a new pool cover from Lampert Upholstery for \$3318.00 from the general fund.*

The motion passed by a 6-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Ray Burton*

*Yes: Unanimous*

*No: 0*

## 7. New Business

### ***A. Relook at independent fax line***

Di explained that we are having a lot of trouble receiving faxes from insurance companies for lot owner's golf cart and property insurance documentation due to the fact we have only one line. The current setup is not working well and we have looked at other options such as Internet fax but the Internet connection is not reliable enough either. Mr. Papp also mirrored what Di explained. He also explained that we have a switcher but because of the way the physical line is designed with the split to the guard shack that it is just not working. There was additional decision when would be the best time to implement as well as how much was left in the communications fund. It was determined that the account this is funded from is only about 20% expensed for the year and adequate funds are available. A motion was made to reinstall the fax line as long as the cost is no more than \$50 per month effective as soon as it can be installed. No additional decision was made.

The motion passed by a 6-0 vote.

*Motion: Jay Papp*

*2<sup>nd</sup> Motion: Mark Pavey*

*Yes: Unanimous*

*No: 0*

### 8. Member Comments

#### ***Bill Early, Lot 447***

Recently built new shed in easement, was unaware that his son built shed in easement until it was too late. Bill is asking for a variance. Mr. Burton advised that this shed may have actually been built on neighboring property. Mr. Doran recommended that he submit a permit request to Di so that all measurements can be checked.

### 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, October 8, 2011 in the Wildridge Day Lodge

### 10. Adjourn General Session

A motion was made to adjourn the general session at 9:37 AM.

The motion passed by a 6-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Jay Papp*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: October 8, 2011 (9:00 a.m. @ the Wildridge Office)**

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Committee Reports

A. Social Committee

B. Lifestyle Activities

5. Manager's Report

6. Unfinished Business

A. Lot 447-Shed in easement/on line

7. New Business

A. Vendor Passes

B. Late Dues

C. Striegel Asphalt

8. Comments from Members

A. Lot 94 Harris (Ditch across street)

9. Next Meeting will be November 12<sup>th</sup> @ 9am Daylodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: October 8, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

|  |   |
|--|---|
| Russ Segraves, President (lots #37 and 60) | Ray Burton, Vice President (lot #220)     |
| Jay Papp, Secretary (lot #312)             | Mark Pavey, Treasurer (lots #17 and 18)   |
| Mark Doran, Director (lot #224)            | Judy Daniel, Director (lots #316 and 330) |

Board Members Absent

Carl Phillips, Director (lot #346), excused absence.

Park Manager

Di Haffield

Guests / Visitors

None

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Financial statements

1. Call to Order

The general session meeting was called to order at 9:01 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the September 10, 2011 General meeting were presented in writing to all Board of Directors members, with copies circulated to the audience attending the meeting. *A correction was made to the motion reinstalling the fax line to correctly reflect Mark Pavey as the 2<sup>nd</sup> for the motion.*

A motion was made to approve the Minutes as corrected.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Mark Pavey*

*Yes: Unanimous*

*No: 0*

3. Treasurer's Report

The Treasurer, Mark Pavey, provided a financial report and distributed financial information, (see attached)

- Mr. Pavey explained the balance sheet as of September 31, 2011
- It was reported that cash on hand is about \$515,000.00.

- CD's were purchased in the 1, 2, and 3 year increments totaling \$120,000.00 as approved.
- We are at about 76% of out budget for the year
- We are over budget on out supplies account.
- 

#### 4. Committee Reports

##### **A. Social Committee**

The Social Committee representatives were not present and no report was presented.

##### **B. Lifestyle Activities**

**Bonnie reported that today is the last kids crafts for the year, President thanked her for her work this year.**

#### 5. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

- Questions have been asked about the pool cover not being fastened down, this is not an issue and will be corrected as soon as time permits.
- The golf course is almost complete.
- The Fence project will be started soon, we will be spraying the fence line as soon as the farmer gets his crops out.
- We are having trouble with the reader for the pump Sam at EIC has been contacted and will be replaced under warranty
- Security will be keeping an eye out this winter so please leave your blinds open, the problem with theft should stop now, we have turned over a copy of security footage to the state police on the persons we believe were responsible.
- The Tiger shark for the pool quit working and the replacements have all been faulty so we will wait till spring to replace it due to loosing warranty time, no money was involved.

#### 6. Unfinished Business

##### **A. Lot 447-Shed in easement/on line**

President Segraves made a request for a motion, none was made and lot owner was advised that it must be moved and brought in to compliance. Mr. Early asked if he moved the shed around front could he put a privacy fence up in the easement behind the lot. Mr. Papp read the rules aloud pertaining to fencing for all. President Segraves advised to amend his application to include the fence.

#### 7. New Business

##### **A. Vendor Passes**

A motion was made to have wildridge entertain the idea of issuing passes to approved vendors with all insurance and necessary paperwork on file, giving them the option to purchase this pass

The motion passed by a 5-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Jay Papp*

*Yes: Unanimous*

*No: 0*

### ***B. Late Dues***

### ***C. Striegel Asphalt***

President Segraves distributed a map marked up with the area's we would like to pave. The cost is \$26,700.00. We will also have to pave in front of 463/464 due to piping that needs to be replaced. An addition contractor will need to be hired for the pipe install. Jerry Haffield, Lot 221/222 also advised that the area by the gate should be looked at as well. John Sharp, Lot 3 asked about the hump on the main street being fixed, he was advised that this is being taken care of as well.

A motion was made to accept the proposal from Striegel Asphalt for \$26,700.00 to pave the area's marked on the map and the manager contact him and we have the option to take an "E" vote to increase the total amount to not exceeding \$50,000.00 and see what else can be done to get more area's that need the top coat, the parking area in front of the day lodge, the area in front of Mr. Harris, etc from the general fund.

The motion passed by a 5-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Jay Papp*

*Yes: Unanimous*

*No: 0*

A motion was made to have a to not exceed \$2000.00 to repair the culvert in front of the 463/464 from the general fund.

The motion passed by a 5-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Jay Papp*

*Yes: Unanimous*

*No: 0*

## 8. Member Comments

### ***Harris, Lot 94***

Mr. Harris would like Wildridge to approve him to cover the ditch and install a pipe in front of his lot. There was discussing about how this would affect drainage and where it would go. It was decided that we would look into this with him.

A motion was made that Mr. Harris be allowed to cover the ditch and install the pipe if he and the board can agree on the design.

The motion passed by a 5-0 vote.

*Motion: Mark Doran*

*2<sup>nd</sup> Motion: Ray Burton*

*Yes: Unanimous*

*No: 0*

### ***John Sharp, Lot 3***

John would like for the board to consider getting a pump to put on top of the pool cover.

## 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, November 12, 2011 in the Wildridge Day Lodge

## 10. Adjourn General Session

A motion was made to adjourn the general session at 9:37 AM.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Mark Pavey*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: November 12, 2011 (9:00 a.m. @ the Wildridge Office)**

1. Call to Order

2. Secretary's Report

3. Treasurer's Report

4. Committee Reports

A. Social Committee

B. Lifestyle Activities

5. Manager's Report

6. Unfinished Business

A. Lot 447-Shed in easement/on line

7. New Business

A. Vendor Passes

B. Late Dues

C. Striegel Asphalt

8. Comments from Members

A. Lot 94 Harris (Ditch across street)

9. Next Meeting will be November 12<sup>th</sup> @ 9am Daylodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: November 12, 2011 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37 and 60)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)  
Carl Phillips, Director (lot #346)

Ray Burton, Vice President (lot #220)  
Mark Pavey, Treasurer (lots #17 and 18)  
Judy Daniel, Director (lots #316 and 330)

Park Manager

Di Haffield

Guests / Visitors

None

**Informational attachments to meeting minutes:**

- President's General Session Meeting Agenda
- Financial statements

1. Call to Order

The general session meeting was called to order at 9:08 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the September 10, 2011 General meeting were presented in writing to all Board of Directors members, with copies circulated to the audience attending the meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Ray Burton*

*Yes: Unanimous*

*No: 0*

3. Treasurer's Report

The Treasurer, Mark Pavey, provided a financial report and distributed financial information, (see attached)

- Mr. Pavey explained the balance sheet as of October 31, 2011
- It was reported that cash on hand is about \$515,000.00.
- CD's were purchased in the 1, 2, and 3 year increments totaling \$120,000.00 as approved.
- We are at about 76% of out budget for the year

- We are over budget on our supplies account.

-

#### 4. Committee Reports

##### **A. Social Committee**

The Social Committee representatives were not present and no report was presented.

##### **B. Lifestyle Activities**

**Bonnie reported that today is the last kids crafts for the year, President thanked her for her work this year.**

#### 5. Manager's Report

The manager's report was presented by Park Manager, Di Haffield. The following were noted.

#### 6. Unfinished Business

##### **A. Lot 447-Shed in easement/on line**

#### 7. New Business

##### **A. Vendor Passes**

##### **B. Late Dues**

##### **C. Striegel Asphalt**

#### 8. Member Comments

#### 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, March 10, 2012 in the Wildridge Day Lodge

#### 10. Adjourn General Session

A motion was made to adjourn the general session at 9:52 AM.

The motion passed by a 6-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Carl Phillips*

*Yes: Unanimous*  
*No: 0*