

**Wildridge Association  
General Session  
Agenda**

**Date: March 10, 2012 (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

7. New Business

A. Lift Station Repairs

B. Men's Room Floor Repair

C. Flow Meter Problems

D. Paving/Striegel

E. Chipper

F. Tiger Shark VS Dolphin Purchase

G. IMI / 3 to 3 ½ Yards

H. Courthouse requests information on Building Permits/assessment forms

8. Comments from Members

9. Next Meeting will be April 14<sup>th</sup> @ 9am Day lodge

10. Adjourn General Session

**Wildridge Association**

**General Session  
Meeting Minutes**

**Date: March 10, 2012 (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)

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

Absent

Carl Phillips, Director (lot #346) (Unexcused)

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 9:03 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the November 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: 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 February 12<sup>th</sup>.
- 34% of the dues are still outstanding which is around \$187,000.00
- Total in Saving and Checking is just under \$700,000.00

#### 4. Committee Reports

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

The Social Committee representatives were not present and no report was presented. The social committee is in need of officers as the only current one is the president. Mr. Pavey will put out an email about this.

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

**Bonnie reported that we have a plethora of books and movies for all age ranges.**

#### 5. Manager's Report

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

- The maintenance shed is just about complete which included the new office, heating unit.
- Guard House received new heating unit and new windows.
- Shelter received a new drainage ditch both in front and up the hill from
- We are getting ready to pave from the entrance to the playground as well as various other areas, this will start in about 2 weeks.
- Touch up work has been done to the bathrooms
- Some of the fence lines have been cleared of overgrowth; other areas will need to wait until it dries up.
- There has been a lot of Chipping and leaf pickup.
- There are issues with the lift stations right now
- We will be doing some work to the tennis courts.

#### 6. Unfinished Business

**None**

#### 7. New Business

##### **A. Lift Station Repairs**

- Lift station in the rear of the park had a power problem, which caused the water to back up into the control panel, which fried the control panel, and one of the pumps. The cost to repair and replace this is going to cost around \$10,000.00. We may be able to recoup some money through insurance. Mr. Papp suggested we may want to look into a few things, possibly a generator, surge protection, and some type of alert system to let us know when they have issues.

##### **B. Men's Room Floor Repair**

- The floor drains need to be redesigned/repared in the restroom
- The floor needs to be saw cut and put in a trough type drain, we also need to replace one of the wallboards.
- Cost is \$689, this was put into the budget for 2012.

C. Flow Meter Problems

- We have a failed flow meter that failed at the same time the lift station had issues. Sam from ECI is coming to take a look at it.
- Flow Meter was reading 372 gallons per minute and is not correct.
- Patoka Water and Sewer has been notified as well

D. Paving/Striegel

- We are getting ready to pave from the entrance to the playground as well as various other areas, this will start in about 2 weeks.

E. Chipper

- The chipper needs to be replaced
- Di is going to check into having a tree service come in and do this for us.
- Motion was made to table this until next meeting pending the outcome of the lift station project by Mr. Pavey.

F. Tiger Shark VS Dolphin Purchase

- It was decided to order the Tiger Shark

G. IMI / 3 to 3 ½ Yards

- IMI will be adding an addition \$100 surcharge if we do not increase out limit allowance.
- A motion was made to table this by Mr. Burton to consult Striegel Paving before we make any changes to this rule.

H. Courthouse requests information on Building Permits/assessment forms

- The assessor's office wants us to notify them when someone builds a new structure in Wildridge. It was suggested that we give the assessors office a list every month for these.

A motion was made to provide the county assessor the state form upon application of building permit to Wildridge with the notation that it's for permit only

The motion passed by a 5-0 vote.

*Motion: Mark Pavey*

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

*Yes: Unanimous*

*No: 0*

I. TDS Bundle Package

- We are looking at replacing our current netsurf and bundle internet and phone lines with TDS. There will be little cost to start up and will save Wildridge around \$400 per year. \$2217.84 per year is the current cost. \$1799.76 would be the new cost.

A motion was made to accept the contract from TDS and change out Internet service over to DSL at the cost of \$1799.76 per year

The motion passed by a 5-0 vote.

*Motion: Jay Papp*

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

*Yes: Unanimous*

*No: 0*

#### J. Coke Machine

A motion was made to have someone install a Coke machine at Wildridge as long as there is not cost to us. The vendor would take care of everything and not store product at Wildridge. Could possibly be seasonal at the discretions of the park manager. The vendor would also be at the discretion of the park manager.

The motion passed by a 5-0 vote.

*Motion: Jay Papp*

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

*Yes: Unanimous*

*No: 0*

#### 8. Member Comments

*Marshall, Lot 642 – Wants to know about the numbers being replaced after the new pavement is done. He also wants to know if street signs could be put up. Di explained that the street number are painted by volunteers and she has the stencils if you would like to do your own.*

#### 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, April 14, 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 5-0 vote.

*Motion: Ray Burton*

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

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: May 12, 2012 (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. Termite Quotes

B. Signing Corporate Documents/\$ Amount

C. Insurance Roof/Quotes

D. Signing Documents

7. New Business

A. Quiet Hour Extension for Poker Run

B. Messmer

a. phone alarm

b. surge protector

c. t valve/already approved

C. Sewer/Water high bills during water turn on

D. Insurance quotes on Roof

E. Kubota Tires

F. What constitutes requiring permits

G. Blow out Drains – Jay

H. Tennis Court Quotes

8. Comments from Members

9. Next Meeting will be May 12<sup>th</sup> @ 9am Day lodge

10. Adjourn General Session

**Wildridge Association**

**General Session  
Meeting Minutes**

**Date: May 12, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)  
Gene "Beaver" Riley, Director (lot #151)

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

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 9:04 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the March 10, 2012 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: Mark Pavey*

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

*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 March 2012.
- 27% of the dues are still outstanding.
- Total in accounts is just under \$794,000.00
- Looking at the budget we only have about 55% of fuel left for the year. Payroll expenses are a little high as well, others are on track.

#### 4. Committee Reports

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

- President was present and stated we would have a schedule soon to distribute and that it will be a busy year again.

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

- Bonnie reported that everything is going well with lots of activity

#### 5. Manager's Report

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

- We only had 6 water digs and 20 hose bibs to replace
- Paving is complete and lines will be drawn shortly
- Eli Snelling will be clearing the fence line
- Talked to Dan Spence about parts to repair
- Leave removal weekly
- 2 guards left Richard Wilson and Betsy Rice, 2 replacements have been hired
- Lift station has been repaired with the exception of 1 pump
- Day lodge will be closed April 23 for floor waxing
- Men's shower drain will be installed next week and will be closed
- We are going to be replacing the roof on the day lodge and the shower house due to hail damage, insurance will be covering most of the cost more than likely. We are looking at multiple options for covering

#### 6. Unfinished Business

##### **A. Chipper**

- Di is going to get the board additional information on this item for next meeting.

##### **B. IMI – 3 ½ yards**

- Di has discussed with Rick Striegel and he agreed that changing from 3 to 3.5 yards would be fine. The Board is ok with this change and is up to the park Manager to enforce.

##### **C. Lift Station Repairs**

- The damage to the Rear lift station is not being covered by insurance since it could not be proved to be the result of a lightening strike.
- We are going to put a T into the vent pipe to prevent damage in the future.
- We have found that the pump we had on the shelf can no longer be repaired, the cost to replace is \$3800.00

A motion was made to contract with Mesmer to have the valve installed  
The motion passed by a 5-0 vote.

*Motion: Mark Doran*

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

*Yes: Unanimous*

*No: 0*

A motion was made to purchase a new pump for spare and allocate from the sewer fund.

The motion passed by a 5-0 vote.

*Motion: Mark Pavey*

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

*Yes: Unanimous*

*No: 0*

## 7. New Business

### A. Termite Quote

- We have termite damage in the Day Lodge, we have only received one quote and Di will be getting additional.

### B. Carl Phillips Resignation

- Carl Made a verbal resignation to President Seagraves and this needs to be considered

A motion was made to accept Carl Phillip's resignation

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

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

*Yes: Unanimous*

*No: 0*

- President Seagraves stated that the vacant position needs to be filled and further Gene "Beaver" Riley will accept the position if appointed.

A motion was made to appoint Gene "Beaver" Riley to the vacant position

The motion passed by a 5-0 vote.

*Motion: Jay Papp*

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

*Yes: Unanimous*

*No: 0*

### C. Contract Signing

- It was recently brought to the attention of the President that he is the only person that can officially sign documents for the association. It was discussed in executive session and brought before the members that we might need to change this since there are some documents that in the essence of time would need to be signed by either the Park Manager or other board members. It was put before the board for decision.

A motion was made to table until the next meeting so an outline can be drawn up by Mark Pavey.

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

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

*Yes: Unanimous*

*No: 0*

### 8. Member Comments

Greg Searcy, Lot 657 – Requesting that the members of the board please meet at his lot after the general meeting to discuss his building permit.

Charlie Pierce, Lot 195 – Wanted to compliment Bonnie on the Library. He also wanted to know about the lift station pumps, how many are in use and how many backups. Di told him we have 2 pumps in each lift station and they are not interchangeable. We have a backup for each.

Joe Toth, Lot 525 - Wants a variance on his permit to place a 8 x 8 shed closer than 20 feet to the road.

A motion was made to allow a binding vote on the variance with members of the board present considered a majority and result to be recorded in the official minutes.

The motion passed by a 6-0 vote.

*Motion: Ray Burton*

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

*Yes: Unanimous*

*No: 0*

A motion was made to allow a variance for a shed to be built 16 feet from road on lot 525.

The motion passed by a 3-2 vote.

*Motion: Mark Pavey*

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

*Yes: 3*

*No: 2*

Bonnie Huff, Lot 247 – Somebody made a comment that they would like to see more information put on the board out front. President Seagraves explained that the social committee is in control of the board and to talk with them.

9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, May 12, 2012 in the Wildridge Day Lodge

10. Adjourn General Session

A motion was made to adjourn the general session at 9:46 AM.

The motion passed by a 6-0 vote.

*Motion: Beaver Riley*

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

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: May 12, 2012 (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. Termite Quotes

B. Signing Corporate Documents/\$ Amount

C. Insurance Roof/Quotes

D. Signing Documents

7. New Business

A. Quiet Hour Extension for Poker Run

B. Messmer

a. phone alarm

b. surge protector

c. t valve/already approved

C. Sewer/Water high bills during water turn on

D. Insurance quotes on Roof

E. Kubota Tires

F. What constitutes requiring permits

G. Blow out Drains – Jay

H. Tennis Court Quotes

8. Comments from Members

9. Next Meeting will be June 10<sup>th</sup> @ 9am Day lodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: May 12, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)  
Gene "Beaver" Riley, Director (lot #151)

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

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 9:05 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the April 14, 2012 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: 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 April 2012.
- 20% of the dues are still outstanding.
- Total in accounts is just under \$694,000.00

4. Committee Reports

**A. Social Committee**

No one was present from the social committee due to the pitch in tonight

**B. Lifestyle Activities**

**There will be a program today at 11AM for the kids, Water aerobics will be started after memorial day 4 days per week**

5. Manager's Report

- The manager's report was presented by Park Manager, Di Haffield. The following were noted.
- We had 14 vehicles broke into the day after the April board meeting. The subjects have been caught and are being prosecuted by Crawford County.
- We had a major water problem that caused the highest water bill in history, the leak was never located, please keep a look out for any extra running water that might indicate a leak.
- There are 47 open building permits
- Last month we transferred 4 leases and 2 contract purchases
- We had the water pipe crack going to the pool caused by the paving, Striegel has been contacted to come in and fix the paving
- We are spraying weeds during the week throughout the park
- Lot owners are stopping maintenance men quite frequently; please keep your comments short so they can stay on task.

6. Unfinished Business

A. Termite Quotes

There are 2 companies that have submitted reasonable quotes, Action pest control and Boggs Pest Control.

A motion was made to accept the bid from Action Pest Control

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

*2<sup>nd</sup> Motion: Beaver Riley*

*Yes: Unanimous*

*No: 0*

B. Signing Corporate Documents/\$ Amount

There was discussion on what the park manager could and could not sign off on

A motion was made to allow the Park Manager to sign contracts and or purchase items up to \$3000.00 per occurrence.

The motion passed by a 6-0 vote.

*Motion: Mark Pavey*

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

*Yes: Unanimous*

*No: 0*

### C. Insurance Roof/Quotes

A motion was made to accept the bid from Harris Roofing to replace the roofs on the gatehouse, day lodge, and bath house for \$9160.00. Also to fix the issues with siding not to exceed insurance coverage.

The motion passed by a 6-0 vote.

*Motion: Beaver Riley*

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

*Yes: Unanimous*

*No: 0*

### 7. New Business

#### A. Quiet Hour Extension for Poker Run

The organizers of the poker run have asked for an extension to 12AM for the Dance following the poker run. Di will notify the surrounding residents about the extension and it was approved by President and Manager.

#### B. Messmer

a. phone alarm - TABLED

b. surge protector - TABLED

c. t valve/already approved - TABLED

#### C. Sewer/Water high bills during water turn on - TABLED

#### D. Kubota Tires

The tires that were purchased through Dubois tires only lasted 172 hours versus the original Kubota tires lasted over 900 hours. We have contacted Dunlop and we are waiting on a credit from them. We are going to have to get tires direct from Kubota due to other tires not working.

#### E. What constitutes requiring permits

Currently we are requiring permit for any repair or improvement on a members lot.

A motion was made to change the permit process to allow park manager only approval on permits that are for repair only.

The motion passed by a 6-0 vote.

*Motion: Jay Papp*

*2<sup>nd</sup> Motion: Beaver Riley*

*Yes: Unanimous*

*No: 0*

#### F. Blow out Drains – Jay

Jay explained that in a conversation with Tim Smith that we might be able to persuade the English fire department to bring a truck out to blow out the drains.

There was concern brought about blowing the pipes out and damage. Also this is actually a lot owners responsibility. No action was taken.

G. Tennis Court Quotes

Di was just bring this up as she is starting the project, money was already approved.

President Segraves let everyone know that we are looking into hiring a collection Agency to pursue fine collection Also June 10<sup>th</sup> is the deadline for board election resumes. There are 2 positions available.

8. Member Comments

9. Next Meeting

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

10. Adjourn General Session

A motion was made to adjourn the general session at 9:49 AM.

The motion passed by a 6-0 vote.

*Motion: Beaver Riley*

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

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: June 9, 2012 (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. Information on chipper situation

7. New Business

A. Emergency warning siren

B. Spare pump for front lift station

C. Only 2 resumes for openings for board members have been turned in.

8. Comments from Members

9. Next Meeting will be July 14<sup>th</sup> @ 9am Day lodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: June 9, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)

Ray Burton, Vice President (lot #220)  
Mark Pavey, Treasurer (lots #17 and 18)  
Gene “Beaver” Riley, Director (lot #151)

Excused Absence

Judy Daniels, Director (lot #316)

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 9:05 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary’s Report

The minutes from the May 12, 2012 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 by Jay Papp about the previous agenda date was incorrect.

A motion was made to approve the Minutes as corrected.

The motion passed by a 5-0 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 May 2012.
- 14% of the dues are still outstanding which is around \$75,000.00

- Total in accounts is \$602,345.00
- Utilities account only has 44% remaining and needs to be watched
- Fuel account has 34% remaining and needs to be watched as well.

#### 4. Committee Reports

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

President Jayne Dann was present and stated that there will be some changes to rules and bylaws. Mark Pavey advised that the social committee has a page on the website and to send him information to post.

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

Bonnie stated that she is now the chairperson for the Social committee and will be changing the board on a regular basis. The library is still running but the walls aren't getting any bigger. We now have a table for jig saw puzzles as well.

#### 5. Manager's Report

- The water lines on the pool had a crack and had to be repaired
- A new guard has been hired, Graham Roberts who will be on second shift
- The roofs on the gatehouse, day lodge, and bath house have been replaced
- Tennis court area is complete with the exception of the painting
- The golf cart has been repaired
- A Major water leak has been repaired behind lot 223
- We had to lift flight a 12 year old child due to jumping off the swings
- We have had 16 building permits, 8 Gravel permits and 2 dirt permits and 12 lot closings

#### 6. Unfinished Business

##### **A. Information on chipper situation**

We are going to need to repair the chipper, as we are not in a position to replace it at this time. A park member has volunteered to repair this free of charge in our maintenance area.

A motion was made to let the volunteer repair the chipper as long as insurance is ok with it.

The motion passed by a 5-0 vote.

*Motion: Beaver Riley*

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

*Yes: Unanimous*

*No: 0*

##### **B. Lot 690**

We put lot 690 up for sale last fall for \$7000.00. We have around \$1500 tied up in the lot and President Segraves would like to see the lot sold within the next 3 months. Mr. Riley asked why would you put a limit on it for anything above what we have in it. Mr. Papp explained that he didn't want us to get low balled.

A motion was made to lower the price to \$5000.00 or best offer. Offer's to be presented to the board at the next meeting or subsequent meetings for consideration

The motion passed by a 5-0 vote.

*Motion: Jay Papp*  
*2<sup>nd</sup> Motion: Mark Pavey*  
*Yes: Unanimous*  
*No: 0*

## 7. New Business

### A. Emergency warning siren

The problem at this time is everyone ignores the warning siren as it is confusing as to what the alert is.

A motion was made to only alert for Tornado warnings and to mass notify our members.

The motion passed by a 5-0 vote.

*Motion: Mark Pavey*  
*2<sup>nd</sup> Motion: Mark Doran*  
*Yes: Unanimous*  
*No: 0*

### B. Spare pump for front lift station

Di advised that Messmer has advised us that lift station lead-time has increased to 4 weeks. No motion was made but discussion was made to look at in the fall.

### C. Only 2 resumes for openings for board members have been turned in.

President Segraves let everyone know what the requirements to be a board member are and when the deadline to file is Sunday.

### D. Generator

Di has purchased a generator from John Sharp for \$250.00 that has hardly any use and would like the park to reimburse her and put this in place of the original generator that was allotted.

A motion was made to purchase the generator for \$250.00

The motion passed by a 5-0 vote.

*Motion: Beaver Riley*  
*2<sup>nd</sup> Motion: Mark Doran*  
*Yes: Unanimous*  
*No: 0*

### E. Stand Alone buildings

Beaver wants to change the rule to allow building of a garage.

A motion was made to change the rules and regulations to strike the paragraph stating a stand-alone building could not exceed 140 square feet and 13 feet out.

The motion passed by a 5-0 vote.

*Motion: Beaver Riley*  
*2<sup>nd</sup> Motion: Ray Burton*  
*Yes: Unanimous*

No: 0

### 8. Member Comments

Jerry Durbin, Lot 615 – Due to an oversight when he built his place he was unaware that 1200 square feet was drip line to drip line including decks. He has an issue with the way his door is and would like a variance to exceed the square footage to build stairs for his second door. He is requesting 25 extra square feet.

A motion was made allow the board members present at the lot be considered a quorum and the members onsite take a vote if there is a motion.

The motion passed by a 5-0 vote.

*Motion: Jay Papp*

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

*Yes: Unanimous*

*No: 0*

John Otway, Lot 556 – asked what counts as too much noise and has a complaint about too much noise coming from lot 650. Di explained that she has already sent up security to talk to them and would follow up if necessary again.

Darrel Owens, Lot 673 and 674 – Has an issue getting out of his driveway due to the neighbor across the street moving in, he would like the association to pay half the cost of the concrete work to correct this issue. The board agreed to go and take a look

A motion was made allow the board members present at the lot be considered a quorum and the members onsite take a vote if there is a motion.

The motion passed by a 5-0 vote.

*Motion: Mark Pavey*

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

*Yes: Unanimous*

*No: 0*

John Otway Lot 556 – Wants to know if a permit is required to file a permit to correct his settlement issue and if he has to go on his own electric. He was told yes to file a permit and no he could stay on park electric since he was not adding square footage.

### 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, July 14, 2012 in the Wildridge Day Lodge

10. Adjourn General Session

A motion was made to adjourn the general session at 9:49 AM.

The motion passed by a 5-0 vote.

*Motion: Beaver Riley*

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

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: July 14, 2012 (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. Front Lift station

7. New Business

A. Offer on Lot 690

B. Trash Compactor History

C. Camera's for Maintenance compound

D. Cell phones due for renewal 8/12/12

8. Comments from Members

9. Next Meeting will be August 11<sup>th</sup> @ 9am Day lodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: July 14, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)

Ray Burton, Vice President (lot #220)  
Mark Pavey, Treasurer (lots #17 and 18)  
Gene “Beaver” Riley, Director (lot #151)

Excused Absence

Judy Daniels, Director (lot #316)

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 June 9, 2012 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 corrected.

The motion passed by a 5-0 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 June 2012.
- 3.6% of the dues are still outstanding
- Total in accounts is \$612,000.00

- Jay is getting some info for accepting credit cards
- Changes made in process have allowed people to make payment arrangement that have allowed the members to pay in a more timely fashion.
- Payroll is a little out at 31% left
- Repairs account is out due to hail damage, we will transfer \$9000.00 from the insurance settlement to shore things up

#### 4. Committee Reports

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

President Jayne Dann was present and stated that there was a little over \$4000 when she took over. They have purchased some new fans but have spent very little. There will be treasurer and committee reports on a monthly basis. \$2300 was raised from the 50/50.

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

Bonnie stated there has not been too much change, 53 books out at this time. 35 dvd's.

#### 5. Manager's Report

- The Tennis court project has been stopped due to the water shortage issue
- Reggie and Jim have been painting around the park in the mean time, signs, line, posts, etc.
- The new drive up to the tennis courts has been completed with rock and railroad ties.
- We have hired a new night time guard, Carol Crandall
- Ron Parido will still fill in as needed
- Graham Roberts is no longer with us
- We had 2 major issues recently, someone allowed material to be put into the sewer system causing a pump failure, the cost to repair will be around \$1000. The other issue is the road falling in around lot 514.
- Di would like to thank everyone that covered for her while on vacation.

#### 6. Unfinished Business

##### A. Front Lift Station

This is just an FYI

#### 7. New Business

##### A. Offer on lot 690

A motion was made to accept the offer of \$1500.00 from Niel Curry also to

Include 2012 Dues. Jay Papp abstained from the vote due to conflict of interest.

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

*Motion: Ray Burton*

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

*Yes: 4*

*No: 0*

*Obtain: 1*

##### B. Trash compactor history

Not discussed

C. Cameras for Maintenance compound - Tabled

D. Cell phones due for renewal 8/12/12

A motion was made to allow the park manager to shop around and find something of equal or not to much more per month. Mark Pavey abstained from the vote due to conflict of interest.

The motion passed by a 4-0 vote.

*Motion: Mark Pavey*

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

*Yes: 4*

*No: 0*

*Obtain: 1*

### 8. Member Comments

Tammy Smith via email – Would like to see the rule changed to allow adults to ride golf carts at any time.

Chris McCullum, Lot 623 – If they do not accept the offer on lot 690 with the dues he would like to make a offer. Chris's son Jacob has accepted what he has done and he would like to present letters personally to everyone involved and the board. Chris would like to do this during the next holiday weekend.

Bonnie Huff, Lot 247 – Bonnie made comments has felt over the last year that her safety is compromised. She went on to say that maybe that is the reason for the turnover.

### 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, August 11, 2012 in the Wildridge Day Lodge

### 10. Adjourn General Session

A motion was made to adjourn the general session at 9:49 AM.

The motion passed by a 5-0 vote.

*Motion: Beaver Riley*

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

*Yes: Unanimous*

*No: 0*

**Wildridge Association Inc.  
26<sup>th</sup> Annual Leaseholders' Meeting  
Saturday August 11, 2012 9:00AM**

**Date: August 11, 2012 (9:00 a.m. @ the Wildridge Shelter House)**

1. Call to Order
2. Moment of Silent Prayer  
For Members we have lost during the last 12 months.
3. Pledge of Allegiance
4. Introduction of current 2011/2012 Board Members  
Russ Segraves, President  
Ray Burton, Vice-President  
Jay Papp, Secretary  
Mark Pavey, Treasurer  
Mark Doran, Director  
Judy Daniel, Director  
Gene "Beaver" Riley, Director  
  
\*followed by explanation of Directors Ray Burton and Mark Doran who submitted Resumes and retain their seats on the board.
5. Financial Report
6. Introduction of Social Committee President – Jayne Dann
7. Activities Director/Librarian – Bonnie Huff
8. Old Business  
A. Chipper
9. New Business  
A. Fall Pool Hours  
B. Managers Comments
  1. Status on Road out front
  2. Burn Ban & Water Shortage
  3. Plans for remainder of season
10. Lot Owners – Question and Answers  
\*\*\*\* PLEASE STATE YOUR NAME & LOT # SO THE SECRETARY CAN PUT IT IN THE MINUTES.
11. The board wishes to Thank Members for attending and donating their Time, Energy, Ideas, and money to make Wildridge a better place for everyone.
12. Next Board Meeting will be September 8, 2012 at 9:00AM at the day lodge.
13. Adjourn

**Wildridge Association Inc.  
26<sup>th</sup> Annual Leaseholders' Meeting  
Meeting Minutes**

**Date: August 11, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)  
Judy Daniels, Director (lot #316)

Ray Burton, Vice President (lot #220)  
Mark Pavey, Treasurer (lots #17 and 18)  
Gene "Beaver" Riley, Director (lot #151)

Park Manager

Di Haffield

Guests / Visitors

None

**Informational attachments to meeting minutes:**

- President's Annual Meeting Agenda
- Financial statements

1. Call to Order
2. Moment of Silent Prayer  
For Members we have lost during the last 12 months.
3. Pledge of Allegiance
4. Introduction of current 2011/2012 Board Members  
Russ Segraves, President  
Ray Burton, Vice-President  
Jay Papp, Secretary  
Mark Pavey, Treasurer  
Mark Doran, Director  
Judy Daniel, Director  
Gene "Beaver" Riley, Director
  - President Segraves introduced the members of the board and announced that due to only two resumes being received and those were from Ray Burton and Mark Doran that no election was necessary and they were automatically re-elected. Congratulations to both.
5. Financial Report  
The Treasurer, Mark Pavey, provided a financial report and distributed financial information, (see attached)
  - Old National Check has a balance of about \$135,000.00

- Charge account is at about \$3,100.00
- Old National Savings is about \$176,000.00
- Morgan Keegan restricted funds is about \$295,000.00
- Around Contingency fund is included in the restricted funds balance and that is about \$135,000.00, its invested in 3 CD's.
- Overall budget has brought in \$10,000.00 more in revenue than expected.
- Repairs budget is over due to unexpected expensed such as the lift station and the difference on the roof versus what insurance paid.
- Payroll expenses are higher due to the extra patrols after the break-ins
- Utilities are higher due to the hot weather
- President Segraves let everyone know that if there were suggestions for the 2013 budget to please submit and they would be considered.

6. Introduction of Social Committee President – Jayne Dann

- Social committee had there meeting and things are going very smooth
- 3 bingos coming very soon
- Smiley will be doing 50/50 for labor day weekend
- Night at the races last year there were 15 advertiser's and there are 45 this year, thank you to Smiley
- Texas Hold'em had 19 players and they want to have again, this is being discussed
- Ice Cream social went over very well
- There is a new banner being installed at the shelter house
- Social committee wants to have an answer on what they are suppose to donate back to the park
- Social committee wants to get the pool chairs fixed but needs direction from the board
- President Segraves advised that the social committee is not obligated to fix the pool chairs but it needs to be done and if its not done the park will have to or they may go away depending on what the board chooses to do
- The Social committee is requesting the board provide them a list after budget is completed.
- Brent Geary/Lot 450/451, He believes that at one time a wish list was submitted to the Social Committee at one time or another.
- Jane also said they would like to concrete the rock portion of the shelter lodge

7. Activities Director/Librarian – Bonnie Huff

- Bonnie was not present

8. Old Business

A. Chipper

- The chipper is not in pieces, the shaft in the motor is bent and the price for the shaft is \$1200.00, and is not worth it due to the age.

- Short term plan would be to rent one for basic cleanup and then done for the year.
  - The cost of a new (demo)chipper is around \$15,000.00
  - Brent Geary Lot 450/451, the chipper is a service that is not guaranteed but a very vital one. It keeps things cleaned and nice, a safety factor due to things laying around. He urges the park to consider this during budget time or through use of the contingency fund.
  - Di checked on contracting it out and the best price was \$15 per lot, in her opinion very ridicules.
  - A lease option was submitted to the board as well
  - The chipper was purchased used around 12 years ago
  - Mark Doran stated he would rather rent it at a cost of \$125.00 per day
  - Mark Pavey stated that we should be fine to pull from general
  - President Segraves asked Beaver Riley if he would like to put a price cap and he did not want to do so.
  - Di asked for a cap of \$16,000.00
  - Jay Papp asked for a cap of \$20,000.00
  - Ray Burton would like us to buy something new instead of used
- ✓ A motion was made to purchase a new chipper  
 The motion passed by a 4-2 vote.  
*Motion: Beaver Riley*  
*2<sup>nd</sup> Motion: Jay Papp*  
*Yes: Jay Papp, Beaver Riley, Mark Pavey, Judy Daniel*  
*No: Ray Burton, Mark Doran*

9. New Business

C. Fall Pool Hours

- The Pool will be closed after labor day weekend as scheduled due to the extra costs and water shortage conservation.

D. Managers Comments

1. Status on Road out front
  - The road is still in limbo due to repairs that need to be done and neither the core nor the state want to do it
2. Burn Ban & Water Shortage
  - The burn ban is still on and will be lifted once the county ban is lifted
  - Please conserve water so we can keep the pool open
3. Plans for remainder of season
  - Painting has been touched up around the park
  - Getting ready to re-pipe the propane tank
  - The fence row is being cleaned back in the back
  - There are 2 dead trees getting ready to come out

10. Lot Owners – Question and Answers

- Lot 249, We are doing a great job and she is available for help as needed.
- Ray Burton, He would like to thank Smiley for all the work he has done.
- Beaver Riley, Lot 150/151, would like to add the Forest could not be here but wanted to say “Be good Stewards of the money and thank you for your time.”

11. The board wishes to Thank Members for attending and donating their Time, Energy, Ideas, and money to make Wildridge a better place for everyone.

12. Next Board Meeting will be September 8, 2012 at 9:00AM at the day lodge.

13. Adjourn

10. Adjourn General Session

A motion was made to adjourn the Annual Meeting at 9:49 AM.

The motion passed by a 6-0 vote.

*Motion: Beaver Riley*

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

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: September 8, 2012 (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

7. New Business

8. Comments from Members

9. Next Meeting will be October 13<sup>th</sup> @ 9am Day lodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: September 8, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)

Ray Burton, Vice President (lot #220)  
Mark Pavey, Treasurer (lots #17 and 18)  
Gene “Beaver” Riley, Director (lot #151)

Absence

Judy Daniels, Director (lot #316)

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 11, 2012 Annual 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 corrected.

The motion passed by a 5-0 vote.

*Motion: Mark Doran*

*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 2012.
- Financials were not available due to server issues

#### 4. Committee Reports

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

- **Bonnie Huff reported at the social committee had a really successful year**

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

- **Added quite a bit of new content this year**
- **New shelf donated by Rudy Graham**

#### 5. Manager's Report

- The swimming pool was closed on labor day weekend and will be closed up on Wednesday with the cover put on
- We are getting a new children's coordinator, Lisa Hughes
- We are looking at a chipper but running into other issues with being able to pull it, we are looking at replacing the truck
- Newsletter is out and on the internet on the Wildridge website or get it from the office
- The directory has been updated and is in the office
- The fence line is still being done and will be during the winter
- There will be an electrical audit completed this winter and sewer drops
- There is a dog issue in the park that we are checking into

#### 6. Unfinished Business

##### A. Chipper/Truck

A motion was made to allow the park manager to rent a chipper in the interim as needed. The motion passed by a 5-0 vote.

*Motion: Mark Pavey*

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

*Yes: Unanimous*

*No: 0*

#### 7. New Business

##### A. New Server

A motion was made to allot from the security fund not to exceed \$1000 for a new server and UPS.

The motion passed by a 5-0 vote.

*Motion: Jay Papp*

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

*Yes: Unanimous*

*No: 0*

##### B. November 3 budget meeting

- It was decided that the budget meeting will be November 3, 2012, 8:00AM in the executive board room.

## 8. Member Comments

- None

## 9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, October 13, 2012 in the Wildridge Day Lodge

## 10. Adjourn General Session

A motion was made to adjourn the general session at 9:12 AM.

The motion passed by a 5-0 vote.

*Motion: Jay Papp*

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

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: October 13, 2012 (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

A. Jayne Dann

B. Lifestyle Activities

A. Bonnie Huff

5. Manager's Report

6. Unfinished Business

A.

B.

7. New Business

A.

B.

8. Comments from Members

9. Next Meeting will be November 10<sup>th</sup> @ 9am Day lodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: October 13, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)

Ray Burton, Vice President (lot #220)  
Judy Daniels, Director (lot #316)  
Gene “Beaver” Riley, Director (lot #151)

Absence

Mark Pavey, Treasurer (lots #17 and 18)

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 September 8, 2012 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 corrected.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Beaver Riley*

*Yes: Unanimous*

*No: 0*

3. Treasurer’s Report

The Treasurer, Mark Pavey, was absent but sent in the Financial Report and it was distributed

- \$100,000 was put in to checking from savings
- Machinery and equipment reflect the purchase of the chipper

#### 4. Committee Reports

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

- **President Segraves stated that the minutes were provided by them and included, also they have new officers:**

**President: Steve Melton**

**Vice President: Lorrie Wallace**

**Treasurer: Julie Saettel**

**Secretary: Alice Parido**

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

- **2 New shelves and there already full**
- **Plenty of books**

#### 5. Manager's Report

- Phones switched to Verizon
- Chipper purchased for \$17k, 90 day full warranty, 1 year parts warranty
- Chet passed away
- Had a lightening strike on the 25<sup>th</sup> of September, affected many members
- Closed the pool and covered
- Social committee did get the concrete done at the shelter house and extended the cover drop downs and took care of half of the pool chairs.
- Guys are moving through the park doing chipping and leaf pickup and winterizing

#### 6. Unfinished Business

A. None

#### 7. New Business

A. Park Wide Internet – Jay to look into repeater and Di to look into Netsurf throughout the park

B. Budget Meeting – It was decided to move the budget meeting to 10/27/12

#### 8. Member Comments

- None

#### 9. Next Meeting

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

#### 10. Adjourn General Session

A motion was made to adjourn the general session at 9:20 AM.

The motion passed by a 5-0 vote.

*Motion: Ray Burton*

*2<sup>nd</sup> Motion: Beaver Riley*

*Yes: Unanimous*

*No: 0*

**Wildridge Association  
General Session  
Agenda**

**Date: November 10, 2012 (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. Credit Card Processing

7. New Business

A. Approve 2013 Budget

B. Fence Line Clearing

8. Comments from Members

A. Marie Aquilina & Linda Smith

9. Next Meeting will be March 9, 2013@ 9am Day lodge

10. Adjourn General Session

**Wildridge Association  
General Session  
Meeting Minutes**

**Date: November 10, 2012 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Russ Segraves, President (lots #37)  
Jay Papp, Secretary (lot #312)  
Mark Doran, Director (lot #224)  
Mark Pavey, Treasurer (lots #17 and 18)

Ray Burton, Vice President (lot #220)  
Judy Daniels, Director (lot #316)  
Gene “Beaver” Riley, Director (lot #151)

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 9:02 a.m. by President Russ Segraves and an agenda was distributed (see attached).

2. Secretary’s Report

The minutes from the October 13, 2012 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 corrected.*

*The motion passed by a 6-0 vote.*

*Motion: Mark Pavey*

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

*Yes: Unanimous*

*No: 0*

*The minutes from the September 8, 2012 Executive meeting were presented in writing to all Board of Directors members.*

*A motion was made to approve the Minutes as corrected.*

*The motion passed by a 6-0 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)

- \$110,714 in checking, \$76,485 in Savings, and \$294,955 in restricted.
- Fuel Costs are a little High

### 4. Committee Reports

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

- No one was present from the social committee

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

- Bonnie reported that she Cleaned out the library and possibly will get another set of shelves

### 5. Manager's Report

- The Park is being prepared for winter
- The propane tank for the shower house is now hooked up
- The social committee had a new concrete Pad poured in the rock area in the shelter house. They also purchased more curtains and extensions for the existing.
- Reggie and Jim have painted the bottoms of the tables at the shelter house to keep them from rusting
- Leaf pickup is happening daily and will continue though November and resume March 1<sup>st</sup>.
- Water shutoff is complete other than a few problem lots. There was a lot of problem with the valve pits on lots being filled with dirt and rock due to all the construction this year. Please be mindful to not put debris in the valve pits.
- 7 breakers were removed this month due to buy ins or construction.
- The following winter projects will be worked on. Bathrooms – replace wall boards and add drain the women's, Checking sewer and electrical hookups for issues, fence row cleaning – clearing the brush.
- Di attended the court hearing on Teddy Bousman; he took a plea and will serve some time for the Memorial Day break-ins. This is a matter of public record if you would like more information contact the Crawford County Courthouse.

### 6. Unfinished Business

#### **A. Credit Card Processing**

- Mr. Papp explained the process of taking credit cards and recommended using Intuit GoPayment, several questions were brought up and answered about security and how we would handle the backend transaction.

*A motion was made to start processing credit card payments through Intuit GoPayment, with any fees incurred to be passed back to the member making the transaction.*

*The motion passed by a 6-0 vote.*

*Motion: Jay Papp*

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

*Yes: Unanimous*

*No: 0*

## 7. New Business

### **A. Approve 2013 Budget**

- No Increase in dues again this year
- Regular, Full, and most part time employee's will receive a 2% raise
- Park Manager salary will increase to \$37,500/year
- Insurance change will be from option G to option V, there will also be an increase in Wildridge's contribution from \$375 to \$400 per month.
- Maintenance upgrades in the women's restroom
- Replacement of the dump trunk
- Replacement of the gate arm system
- Replacement grinder pump for lift station
- Additional security camera's
- No additional monies will be moved to the restricted funds

*A motion was made to approve the budget for 2013.*

*The motion passed by a 6-0 vote.*

*Motion: Ray Burton*

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

*Yes: Unanimous*

*No: 0*

### **B. Fence Line Clearing**

- Di explained that she has talked with the Ag center and the forestry service and we should use Pathfinder II to clear out fence line, this should be done in the winter and was approved to be done by the Forestry Service.

### **C. Changes to Employee manual**

*A motion was made to change the employee manual to recognize a full time employee is someone that works a minimum of 40 hours. Any currently Employed Regular Part-Time Employee affected by this change shall be grandfathered in and will not lose those benefits changed by this revision.*

*The motion passed by a 6-0 vote.*

*Motion: Mark Doran*

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

*Yes: Unanimous*

*No: 0*

### **D. Toilet Facilities at the Shelter House**

- Beaver said that one of the members, Jerry Haffield has asked about having some type of toilet facility at the shelter house. President Segraves stated his opinion is we are 200 feet from a bathroom and it's not needed. A call for a motion was made but none was.

## 8. Member Comments

**A. Marie Aquilina & Linda Smith**

- Marie and Linda want to know if they could be allowed to do a wooden carport with a metal roof instead of a metal frame one, still abiding by the same rules set forth for a metal one. There was discussion and most all board members agreed that the metal part of the rule was no longer necessary.

*A motion was made to reword "Metal Carports" to "Carports" in article V, Subsection entitled Carports under heading 1.*

*The motion passed by a 6-0 vote.*

*Motion: Jay Papp*

*2<sup>nd</sup> Motion: Beaver Riley*

*Yes: Unanimous*

*No: 0*

9. Next Meeting

The next general session is scheduled at 9:00 a.m. on Saturday, March 9, 2013 in the Wildridge Day Lodge

10. Adjourn General Session

*A motion was made to adjourn the general session at 9:20 AM.*

*The motion passed by a 6-0 vote.*

*Motion:*

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

*Yes: Unanimous*

*No: 0*