

**Wildridge Association
General Session
Meeting Minutes**

Date: March 8, 2014 (9:00 a.m. @ the Wildridge Office)

<u>Board Members Present</u>	
Mark Doran, President (lots #224)	Ray Burton, Vice President (lot #219&220)
Bernie Spahalski, Secretary (lot #103)	Jay Papp, Treasurer (lots #312)
Gene "Beaver" Riley, Director (lot #150&151)	
Ted Miller, Director (lot #139&140)	
Judy Daniels, Director (lot #316)	
 <u>Park Manager</u>	
Di Haffield	
 <u>Guests / Visitors</u>	
None	

<u>Informational attachments to meeting minutes:</u>
<ul style="list-style-type: none">- 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 Mark Doran an agenda was distributed (see attached).

2. Secretary's Report

The minutes from November 9, 2013 General meeting were presented in writing to all Board of Directors members, with copies circulated to the audience attending the meeting. Jay Papp noted the 2014 budget was approved at the November 9, 2013 general session meeting.

A motion was made to approve the Minutes as presented.

The motion passed by a 6-0 vote.

Motion: Jay Papp

2nd Ray Burton

Yes: Unanimous

No: 0

3. Treasurer's Report

The Treasurer, Jay Papp, provided a financial report and distributed financial information,

Old National Checking Account – (Operating Funds)	\$292,305.71
Old National Charge Card Account	\$ 1,888.41
Old National Savings	\$ 60,939.32
Morgan Keegan Restrictive Funds	*\$292,336.23

*Adjustments to this account at next meeting

Jay to get with accountant concerning the “Total Income” - Actual 2014 Budget vs Annual Budget. Di Haffield noted more lot owners are paying their Wildridge membership lot dues early.

Unappropriated Funds - to be discussed at next month meeting

Status of unpaid dues / Fees and collection - Marcus Burgher IV of Burgher & Burgher PC had a schedule conflict and will reschedule

4. Committee Reports

Di Hatfield reported activities for the Social Committee and Kids Club will be posted on the Wildridge web site. The Wildridge newsletter on the website will be updated monthly during the summer season so lot owners can print off a copy of all the activities our park has to offer.

Lifestyle Activities (Bonnie Huff) Library needs more shelf space, all books are on the shelves.

5. Manager's Report.

Day Lodge / Shower House Door Replacement – Doors and door handles replaced, kick plates are on order

Guardhouse Maintenance – Remodeled, new floor and painted inside. A box in the back corner to store shuffleboard equipment, basketballs, and clip boards for equipment signed out. Discussed looking into an outdoor motor sports sign to post information instead of taping them to the gate house windows.

Day Lodge Television / Antenna - Di to get price on areal antenna that rotates

Mirror for S-Curve in Roadway – Mirror installed, Traffic on the main road from the gate house to the road split has the right away.

Purchase of Maintenance Truck – Took delivery of new maintenance truck. Next order of business is raising the sides of the truck bed so it can be used with the leaf blower. Received a bid from Meyer Trucking \$5400, Mel Hobbs \$1800 and several bids from people in the park.

A motion was made to have Mel Hobbs start working on the truck bed modifications

The motion passed by a 6-0 vote.

Motion: Jay Papp

2nd Gene “Beaver” Riley

Yes: Unanimous

No: 0

Disposition of former Vehicle – Truck to be listed on Wildridge Addicts Website and Craig’s List. Price of \$3500, bids to be emailed to Wildridge.

A motion was made to list the truck on the above websites for 14 day, if no responses discuss at the next general meeting

The motion passed by a 6-0 vote.

Motion: Jay Papp

2nd Ray Burton

Yes: Unanimous

No: 0

Automated External Defibrillators (AED’s) and employee training. – AED’s have been shipped and are expected to be delivered Wednesday of next week. All park employees have been certified in CPR and AED’s. People in the park have expressed interest in taking the AED course. Di has enough people interested to have training at their own expense. Two summer employees will be scheduled for the training.

Basketball / Tennis Court Resurfacing - Weather has hampered this project

Security Cameras (Day) Lodge and Maintenance - Waiting on a quote for two HD cameras with higher quality facial recognition than our current cameras. New maintenance storage barn and fencing around the storage maintenance barn needs to be completed before installation of the cameras. Di to coordinate

New Maintenance Storage Barn – Received approval from the state and Homeland Security to start building. The old barn will be torn down with in the next 14 days. An industrial dumpster will be brought in for disposal of the old barn. Harris Roofing to add mileage to his bid for travel expense to Indianapolis in the approval process.

Fence at Maintenance area – Maintenance storage shed to be built first before fencing maintenance area. Fencing and both gates need replacing. Di has one bid.

A motion was made to fence the maintenance area and apply funds from the gate house loops to the maintenance fence budget.

The motion passed by a 6-0 vote.

Motion: Ray Burton

2nd Jay Papp

Yes: Unanimous

No: 0

Deactivation of Gate Cards for Lots with prior year fees due (does not restrict access to Wildridge) - 8 lot owners had their gate cards deactivated and will be directed to see Di to have them reactivated. These 8 lot owners' unpaid dues have been turned over to the attorney because they are not in good standing,

Lawnmower Replacement - Current lawnmower is worn out but has a trade in value around \$6500 to \$6800. Replacement lawnmower to be purchased in the next 10 to 14 days and is the same size of the current lawnmower. Di to coordinate with Jay and Mark before signing for the mower.

2014 Mowing Program

- Lot Maintenance (continuous, no grace period) The current mowing company that mows lot owners lots not in compliance for the park have advised they can no longer cut the grass for the fees they charged in the past.

Track Hoe Use – Budgeted \$5000. It was discussed looking into leasing for 4 to 6 months instead of renting for a couple days at a time because of the cost to transport it back and forth and rental fee. The park does not have a trailer to transport the track hoe.

Common Ground Improvements. - New playground equipment on order. Shrubs in front of the bath house to be removed and concreted. A park bench will be installed.

Contingency Planning - Di is continuing to update the administrative desk procedures, and parts inventory have been ordered for plumbing and electrical.

Personal Mailboxes using 2905 Address. – The 2905 Dillard Road address is for park mail only. All Wildridge lots now have a 911 address to better assist police, fire department and emergency responders, . (The post office will not deliver mail in the park)

Tiller – Craftman 6.0 HP, 14 “ , with less than 4 hours in 7 years needs to be sold because it is too big to handle

A motion was made to sell the Craftsman tiller.

The motion passed by a 5-1 vote.

Motion: Bernie Spahalski

2nd Ted Miller

Yes: 5

No: 1 – Jay Papp

6. Unfinished business - None

7. New Business

2014 Restricted Fund Allocation – will be discussed at next month’s meeting

8. Member Comments -

No comments

9. Next Meeting

The next general session will is scheduled at 9:00 a.m on Saturday April 12, 2014 at the Wildridge Day Lodge

10. Adjourn General Session

A motion was made to adjourn the general session at 10:30 am

The motion passed by a 6-0 vote.

Motion: Jay Papp

2nd Ray Burton

Yes: Unanimous

No: 0

**Wildridge Association
General Session**

**Wildridge Association
General Session
Meeting Minutes**

Date: April 12, 2014 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Mark Doran, President (lots #224)	Ray Burton, Vice President (lot #219&220)
Bernie Spahalski, Secretary (lot #103)	Jay Papp, Treasurer (lots #312)
Gene “Beaver” Riley, Director (lot #150&151)	
Ted Miller, Director (lot #139&140)	
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 9:01 a.m. by President Mark Doran an agenda was distributed (see attached).

2. Secretary’s Report

The minutes from the April 12, 2014 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: Ted Miller

2nd Gene “Beaver” Riley

Yes: Unanimous

No: 0

3. Treasurer's Report

Due to internet problems, the financial statements / status reports were not available in time for the April 12, 2014 general session meeting but will be available at the next meeting on May 10, 2014.

Unappropriated Funds from 2013 / 2014 Restricted Fund Allocation will be discussed at the next general session meeting in May.

4. Committee Reports

A. Social Committee (Jane Dann) - All upcoming social events can be found on Facebook or on the Wildridge Website.

May 3, 2014 – First Social Club meeting at 9:30 a.m.

May 3, 2014 – Derby Party

May 10, 2014 – First Annual Wildridge Bass Classic at 6:00AM – Newton Stewart South, still taking entries for the bass tournament.

Pool chairs – all cloth chairs have been repaired, some chairs still need webbing

B. Kids Club (Lisa Clemens Hughes) – Nothing new to report, all information can be found on the Wildridge website.

C. Lifestyle Activities (Bonnie Huff) - A “Free Box” has been set up in the library for duplications of movies, books and games which anyone can keep and not return.

5. Manager's Report.

Prior to the manager's report Mark Doran addressed the board and all attendees on the status of the leaf collection and drainage issues. The 2013 winter came earlier than usual last year and the effects are still being felt in March 2014. With early winter rain and ice the leaf vac was unable to pick up the leaves on the ground. In order the leaf vac to work properly the leaves must be dry.

Some lot member experienced drainage issues on their lots after the 6 or more inches of rain the park experienced in less than 24 hours. All lot owners need to their part in keeping drainage ditches and drainage pipes clean and clear of debris. Park maintenance is working getting the leaves picked up.

- Water Turn-On - Park experienced major problems due to the brutal winter. There were 25 digs where one pipe pulled away from another pipe causing the water to flow freely, this affected 60 to 70 lots. Most of the repairs have been made, but there are 14 lots where repairs are still being made.

- Leaf Collection / Disposal – Maintenance picks up leaves thru mid-December but winter came early and not all the leaves were picked up. Rain, Sleet and snow hampered pick up. Maintenance is working on getting the leaves picked up. Special thanks to Jerry Haffield, Mark Doran and Ray Burton in helping picking up the leaves.
- Fence at Maintenance Area – replacing this month, Jeff Hartlage contracted to do the work.
- Basketball / Tennis Court Resurfacing / Pot hole repair - Waiting for dryer/warmer weather

Security Cameras (Day Lodge and Maintenance – Quote from Haley Communication - 4 cameras, DVR and installation. \$1573.40.

A motion was made to accept bid from Haley Communications

Motion: Jay Papp

2nd Motion: Bernie Spahalski

The motion passed by a 6-0 vote.

Yes: Unanimous

No: 0

Jay Papp to review spec's on cameras before ordering security cameras.

- Disposition of old Maintenance Truck – posted on Facebook and Wildridge website for bids.
- Disposition of Tiller - Received bid of \$475

A motion was made to sell the Tiller for \$475

Motion: Gene “ Beaver” Riley

2nd Motion: Jay Papp

The motion passed by a 6-0 vote.

Yes: Unanimous

No: 0

6. Unfinished business

None

7. New Business - Account Receivable Collections – Ted Miller working with different collection companies on terms and conditions.

2014 Board of Directors Elections - 3 positions open. Resume's due by Sunday 8, 2014 and ballots counted. Election results during Annual Meeting on Saturday August 9, 2014

8. Member Comments

Lot 366 Jayne Dann inquired about the carport rules and regulations and if there were any changes made when it came before the board in November. No changes were made at that meeting but she can have the issue brought up before the board again.

Lot 592 Brad Worrall - commented drainage issues and damage to his lot, neighbor drainage pipe blocking water flow

Lot 562 Marice Smith – clarification of member responsibilities on drainage regulations

Lot 306 Dale Morgan – Leaves in ditch causing washouts

Lot 500 & 501 Tim Nash– neighbor's gravel driveway now in their driveway – Di to get in contact with neighbor

Lot 535 & 536 Jose Nieves – advised drainage pipe in front of his property is too high

Lot 335 Terry Lyons asked about drainage pipe /issues

Lot 452 – Renden Reynolds - Drainage issues

9. Next Meeting

The next general session will is scheduled at 9:00 a.m. on Saturday, May 10, 2014 at the Wildridge Day Lodge

10. Adjourn General Session

A motion was made to adjourn the general session at 10:10 A.M.

The motion passed by a 6-0 vote.

Motion: Ray Burton

2nd Motion: Jay Papp

Yes: Unanimous

No: 0

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3. Treasurer's Report

The Treasurer, Jay Papp, did not attend the meeting do to a prior approved commitment.

Board to be updated at June 14, 2014 meeting.

- Financial Statement / Status Report
- Unappropriated Funds from 2013 / 2014 Restricted Fund Allocation -

Restricted Fund shows a balance of \$296,260.95 for projects on-going in the park. Jay, working with the accountant, found approximately \$128,000 in allocated funds from projects that came in under budget or projects that were postponed. Board of Directors will vote on how the additional funds are to be allocated at the next Board Meeting, when Jay updates the Board on financial matters.

4. Committee Reports

- A. Social Committee (Jane Dann) - No new updates
- B. Kids Club (Lisa Clemens Hughes) – No new updates
- C. Lifestyle Activities (Bonnie Huff) -

Library : 180 Hardback books
80 paperback books
300 Youth books
76 DVD's
125 VHS Tapes
91 puzzles

51 DVD signed out

Wildridge donated 300 books and 75 puzzles over the winter, some donated to St Vincent De Paul.

5. Manager's Report

- Water Service Repair – 25 water main breaks; 16 repaired, and 9 water digs still to be repaired; all lot owner have water.
- Pool opening –Pool will be ready for the Memorial Day opening.
- Basketball/Tennis Court Resurfacing – Pressure washing today and will be resurfaced by next weekend.
- Disposition of old maintenance truck – received 3 phone calls; one of the calls wanted the truck bed only. Truck to be displayed outside the front gate with a “For Sale” sign.
- Floors in Day Lodge stripped of old wax, washed and a new coat of wax applied.

- Maintenance replaced 16 wood safety posts, due to rotting
- Maintenance cleaned out leaves from ditches around the park, but it is the responsibility of the lot owners the keep these ditches free of leaves or any other debris.
- Park replaced sewage pump that broke down; maintenance had back-up pump on hand. New pump to be ordered at a cost of \$2000.

6. Unfinished business

Account Receivable Collections - Ted Miller (Director) supplied the Board with rates from collection agencies.

Di Haffield advised the park has 5 accounts she is waiting payment on: 3 - \$30, 1-\$50, and 1 -\$60

7. New Business

Leaf Collection – Branch Chipping / Service Level of Scheduling See attachment “A”

8. Member Comments

Bonnie Huff – Lot 247 Commented on being a good neighbor: It would be nice if lot owners would be good neighbors to those who are sick or too old and cannot clean leaves out of the ditches in front of their lots. Everyone should be good neighbors and try to help the elderly or sick out.

Carla and Brent Geary – Lot 450 & 451 They were not present at the meeting but did send a memo to the Board of Directors which was read at the meeting by Gene “Beaver” Riley. See attachment “B”

Jose Nieves – Lot 535 & 536 Working with park manager on drainage pipe not being installed correctly. Also wanted clarification how a small bridge that links one property to another property would affect overall square footage.

Di Haffield (Park Manager) will be on vacation, June 3rd to June 10th, 2014.

9. Next Meeting

The next general session will is scheduled at 9:00 a.m. on Saturday, June 14, 2014, at the Wildridge Day Lodge.

10. Adjourn General Session at 9:35 a.m.

The motion passed by a 3-0 vote.

Motion: Gene “Beaver” Riley

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

**Wildridge Association
General Session
Meeting Minutes**

Date: June14, 2014 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Mark Doran, President (lot #224)	Ray Burton, Vice President (lot #s 219&220)
Bernie Spahalski, Secretary (lot #103)	Vacant, Director Position
Gene “Beaver” Riley, Director (lot #s 150&151)	
Jay Papp, Treasurer (lot #312)	
Ted Miller, Director (lot #s 139&140)	

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 Mark Doran, and an agenda was distributed (see attached).

2. Secretary’s Report

The minutes from the May 10, 2014 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 amended.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd: Gene “Beaver” Riley

Yes: Unanimous

No: 0

3. Treasurer's Report

Financial Statement/Status Report

• Old National Savings (Operating Funds)	\$ 228,706.30
• Old National Charge Card Account	\$ 1,808.57
• Old National Savings	\$ 54,743.74
• Morgan Keegan Restrictive Funds	\$ 292,336.23

Status of Tax Notice (Form 940, period ending December 31, 2011)
IRS mistake – Wildridge Business Certification did not lapse.

Unappropriated Funds 2013/2014 Restricted Fund Allocation

- Allocate to Capital Funds - Approx. \$128,000 in allocated funds was found from projects that came in under budget or projects that were postponed. Discussion on how these funds should be allocated: put in savings, keep as is, or put in Restrictive Fund Account.
- Jay Papp advised we have 2 CD's that will be maturing in the next couple of months.
- Mark Doran would like to see the \$128,000 put on the balance sheet as a separate line item.

A motion was made for Jay Papp to set up a separate line item on the balance sheet for the \$128,000.

The motion passed by a 5-0 vote.

Motion: Bernie Spahalski

2nd: Gene "Beaver" Riley

Yes: Unanimous

No: 0

Jay Papp would like the Board to wait until September to make a decision on how to allocate the \$128,000 and the maturing CD's. Park expenses are usually higher in the summer.

4. Committee Reports

A. Social Committee (Jane Dann) - No new updates

B. Kids Club (Lisa Clemens Hughes) – No new updates

C. Lifestyle Activities (Bonnie Huff) - Rearranging library to make more room for the DVD's

5. Manager's Report

Water service repairs – all 25 water repair breaks have been repaired.

Lift Station Pump – front lift station transfer switch pump went out; new pump ordered.

Playground updates – ordered two bucket swing seats for small children.

Disposition of old truck – Truck was sold.

Workers Compensation Policy Change – Previous worker compensation provider cancelled our policy because of two small claims. The new provider coverage is 13% less expensive.

Fence maintenance – The old fencing above the tennis court area has been replaced with a new fence constructed of marine grade plywood.

Status of Lease Revocations – 5 lot owners have been referred to the attorney for non-payment of dues since November 2013

Newsletter – posted on *Wildridge Addicts* next week.

Election ballots – ballots for electing new board members, along with a letter, will be mailed to all lot owners soon. There will be one ballot mailed per lot. All ballots must be received the morning of August 9, 2014, so they can be tallied. Results to be announced at the Annual Membership Meeting.

Catch Basins – Jerry Haffield and Ron Meadows have completed cleaning out all the park's catch basins.

Kubota tractor – is over eight years old and is in need of a repair.

Threats to any Wildridge staff members by lot owners will not be tolerated. Management will take these threats seriously and will prosecute.

6. Unfinished Business

None

7. New Business

Two-Way Radios – Received quote from RCS

10 - Two way radios (Digital) w/50 watt repeater/Maintenance	\$8,300
10 - Two way radios (Analog) w/50 watt repeater/Maintenance	\$6,500
1 - FCC license	\$ 730

A motion was made to purchase seven analog, two-way radios with 50-watt repeaters and maintenance for \$5800 and the FCC License for \$730, for a total of \$ 6,530.00.

The motion passed by a 5-0 vote.

Motion: Jay Papp

2nd: Ted Miller

Yes: Unanimous

No: 0

Catch Basin/Drainage in Sections B & C – Received a \$2700 quote from Rex Anderson to reconstruct one big drainage covert at the intersection of Wilderness Trail and Timberforest.

Lots 303 and 304 would be affected with the possibility of washouts, due the smaller drainage pipe that runs through this property.

Lot owner will be notified of pending work and find a solution by working together so there would be little chance of washouts.

A motion was made to table this matter until the next general meeting.

The motion passed by a 5-0 vote.

Motion: Gene “Beaver” Riley

2nd: Bernie Spahalski

Yes: Unanimous

No: 0

Invitation to Candidates for Board of Directors to Address Membership.

The three following candidates running for Board of Directors addressed the membership:

Ron Meadows –lot 227

Letha Reid - lot 332

Jay Papp (present Treasurer) – lot 312

8. Member Comments

There were no comments.

9. Next Meeting

The next general session is scheduled for 9:00 a.m. on Saturday, July 12, 2014, at the Wildridge Day Lodge.

10. Adjourn General Session at 9:35 a.m.

The motion passed by a 5-0 vote.

Motion: Gene “Beaver” Riley

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

**Wildridge Association
General Session
Meeting Minutes**

Date: July 12, 2014 (9:00 a.m. @ the Wildridge Office)

Board Members Present

Mark Doran, President (lot #224)	Ray Burton, Vice President (lot #s 219&220)
Bernie Spahalski, Secretary (lot #103)	Vacant, Director Position
Gene "Beaver" Riley, Director (lot #s 150&151)	
Jay Papp, Treasurer (lot #312)	
Ted Miller, Director (lot #s 139&140)	

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 Mark Doran, and an agenda was distributed (see attached).

2. Secretary's Report

The minutes from the June 14, 2014 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.

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd: Gene "Beaver" Riley

Yes: Unanimous

No: 0

3. Treasurer's Report

Financial Statement/Status Report as of June 30, 2014

• Old National Savings (Operating Funds)	\$ 87,873.95
• Old National Charge Card Account	\$ 2,727.12
• Old National Savings	\$ 54,750.81
• Morgan Keegan Restrictive Funds	\$ 304,183.66
• Cash from previous year (From Checking)	\$ 128,000.00

Total checking and saving (not all accounts listed above) \$ 578,066.54

The Wildridge Association – Profit & Loss Budget Performance

Vehicle Expenses:

Annual budget of	\$3000.00
Actual amount spent thru June 2014	\$5636.46
Difference	-\$2636.46

Extra fuel cost and utilities were a contributing factor to the budget, due to the very cold winter.

4. Committee Reports

A. Social Committee –No new updates

B. Kids Club (Lisa Clemens Hughes) –

- Approx. 30 children involved in Kids Club and all is going well.
- Lisa is stepping down next year from running Kids Club and is looking for her replacement.

Ted Miller (Board Member) brought to the attention of the Board that Wildridge had discussed contributing \$500 in funds to Kids Club to help offset expenses that were incurred and paid out of Lisa Clemens Hughes own pocket.

A motion was made to fund Kids Club \$500 to cover Kids Club expenses

The motion passed by a 5-0 vote.

Motion: Ray Burton

2nd: Ted Miller

Yes: Unanimous

No: 0

Lisa Clemens Hughes to turn in her receipts to Di for reimbursement.

C. Lifestyle Activities (Bonnie Huff) - No new updates

5. Manager's Report

Status of Lease Revocations – It will be another 2 weeks before our attorney is back from vacation. The Lease Revocations are sitting on the Judges desk but our attorney has to appear for us in front of the judge to finalize this. Di to keep the Board updated.

Sale of the dump truck – Sold for \$2500 “as is” to a man from Illinois. Truck purchased March 1997 for \$5200. Truck sold June 2014 for \$2500, money to be used for golf cart for guards.

Security golf cart is worn out after a few years of use. Golf carts in general are not intended to be used day in and day out, and up and down hills. Di is look into getting a more durable security vehicle.

Election ballots were mailed July 7, 2014. The ballots may be mailed back with envelope provided or dropped in the locked silver ballot box located in Di's office. Ballots must be in before the next meeting on August 9, 2014. A committee has been assigned to count ballots.

FCC License has arrived according to Jay, radio's to follow in 2 to 3 weeks.

Di has received one quote for work discussed at the last board meeting.(Catch Basin / lot 303and 304) The other contractor contacted expressed interest but has not provided Di with a proposal.

Signs have been ordered for the playground area, requesting that if “children are close please be courteous and refrain from smoking”.

Di has mailed letters to lot owners where by the park has been mowing their lots with tall grass for a \$30 fee, courtesy mowing will no longer done by the park and she will be following our guidelines under rules and regulations.

Security actively working safety with golf carts drivers no matter the age to insure the park speed limits are followed, stopping at stop signs and under age drivers. Di is registering golf carts so the park knows who is insured. Motor bikes Also!

Di sent certified letters to a few lot owners regarding issues that needed to address and since been taken care of and completed.

Normal repairs are being made in the park at this time ex. pool chairs and lights. Getting ready to start fencing on the south side of the park.

Di commented " Please let's all stay safe and have a good summer".

6. Unfinished Business

Catch Basin / Drainage in sections B & C – Lots 450, 452 and 463

*A motion was made for Rex Anderson to install catch basins and drainage pipe in sections B&C, not to exceed \$8000 and work must be completed by the end of summer
The motion passed by a 5-0 vote.*

Motion: Jay Papp

2nd: Gene "Beaver" Riley

Yes: Unanimous

No: 0

7. New Business

None

8. Member Comments

Lots 481/482 - Brenda Landreth Asked if the pool could be opened a little earlier on the weekends. Di will check with Reggie who maintains the pool. Pool chemicals need to circulate for so many hours, pool water filtered, and then retested. Di to check if the pool can possibly open at 10:00 a.m. on weekends.

Lots 303/304 Darren Collins - Intermittent ballast cutting in and out causing the light to turn off and on.

Lot 159 Lisa Clemens Hughes – golf cart finds need to be larger of violations, people need to slow down and pay attention to what they are doing, there are many under age drivers, and some golf cart owners are blasting their music.

Lot 247 - Bonnie Huff would like to see placement of lot numbers on the left back bumper and on the front of the golf cart.

Lot 162 Janet Caffee – Wanted to know if the side chain linked fence door close to the kiddy pool could be unlock so the small children could have a shorter walk to the bathroom. The propane tank for the bath house is located close to the side door, opening the side gate would cause a safety issue.

Lots 481/482 Randy Landreth reminded everyone this is a family park.

9. Next Meeting

The next general session is scheduled for 9:00 a.m. on Saturday, August 9, 2014, at the Wildridge Day Lodge. This meeting serves as the "Annual Membership Meeting" including the election of new members to the Board of Directors.

10. Adjourn General Session at 9:55 a.m.

The motion passed by a 5-0 vote.

Motion: Gene "Beaver" Riley

2nd Motion: Ray Burton

Yes: Unanimous

No: 0

Wildridge Association
Special Session
Meeting Minutes

Date: August 16, 2014 9:15

Board Members Present:

Ray Burton, President
Mark Doran, Vice President
Jay Papp, Treasurer
Ron Meadows, Secretary

Russ Segraves, Director
Ted Miller, Director
Leitha Reid, Director

Purpose of this special meeting was to discuss the position of park manager. Di Haffield has requested to take time off in the winter to go to Florida and has requested to work from there and retain her full time status as park manager while utilizing a part time assistant manager to oversee daily activity in her absence.

There was discussion of other options. It was decided to place a classified ad for a part time assistant park manager and a counter offer was made pending the outcome of qualified applicants.

The meeting was adjourned at approximately 10:30.

Wildridge Association
Special Session
Meeting Minutes

Date: August 31, 2014 4:30 PM

Board Members Present:

Ray Burton, President
Mark Doran, Vice President
Jay Papp, Treasurer
Ron Meadows, Secretary

Russ Segraves, Director
Ted Miller, Director
Leitha Reid, Director

Purpose of this special meeting was to discuss the position of park manager. Di Haffield, Park Manager, tendered her resignation as of 9/30/14.

The board reviewed the three applicants who had been interviewed for the position. One applicant had applied only for full time, the other two for part time assistant manager position. A second interview was conducted of the full time candidate, Dana Wigley.

The motion was made by Jay Papp to hire Dana Wigley as the new park manager with an annual salary of \$38,250.00. Wildridge Association will contribute up to \$400.00 per month for health insurance on our health plan. The motion was seconded by Russ Segraves and carried unanimously.

The meeting was adjourned at approximately 6:00 PM

Wildridge Association
General Session
Meeting Minutes

Date: September 13, 2014 9:00 a.m.

Board Members Present:

Ray Burton, President
Mark Doran, Vice President
Jay Papp, Treasurer
Ron Meadows, Secretary

Russ Segraves, Director
Ted Miller, Director
Leitha Reid, Director

Di Haffield – Park Manager

Dana Wigley – Park Manager in Training

The meeting was called to order by President, Ray Burton

Secretary's Report: There was no secretary's report, as the last meeting was the annual membership meeting. The minutes will be read at the next annual membership meeting on the second Saturday of August, 2015.

Treasurer's Report: The August, 2014 report was distributed. Ted Miller questioned the negative balance in Accounts Receivable on the Balance Sheet. Jay advised the board he had just received the reports from the accountant right before the meeting and had not had time to review them but would check with the accountant and advise.

Committee Reports:

- A. Social Committee: Jayne Dann thanked the members who served on the committee this year. Officers were elected for next year, same as this year and they are looking forward to serving another year.
 - B. Kids Club: Lisa Clemens Hughes is still looking for volunteers to help next year. She will continue to advertise in newsletter, etc. for volunteers.
 - C. Lifestyle Activities: Bonnie Huff – Bonnie asked for a reminder to be posted on Facebook to return DVD's before closing up for the winter.
- Ray thanked all the committees for their contributions to the park.

Managers Report: Ray announced Di Haffield's retirement and introduced Dana Wigley as the new park manager. Completed 1 of 3 pipe projects. Frontier is sending someone out to possibly replace TDS as internet provider. Repairing some areas of fencing on south side of fence row. Regular maintenance on vehicles. Have possession of repossessed lots, will be discussing later. Training new manager.

New Manager, Dana Wigley, addressed the board and members.

Old Business: Repossession of lots for back dues:

Options were discussed regarding status of lots. The attorney has presented us with 2 options regarding the leases that were being handled by him due to dues being unpaid, sold at sheriff's sale, etc.

Option 1: Give lot owner 15 days to remove personal belongings & have them sign off all rights of ownership to property, relieving them of all balance owed and auction off property.

Option 2: Offer to auction off property and give them balance left after all applicable fees, including legal fees, auction fees, etc. Lot owner has 15 days to accept offer.

Mark Doran made a motion to advise our attorney to send a letter to the lotowners of the cases he is handling for us, stating the two options. Jay Papp seconded the motion, it carried unanimously.

Comments from Members:

Bonnie Huff – Lot 247 – Tree trimmers should have to take their tree trimmings out of the park. Lot 650 stacked trimmings on lot and it is a fire hazard. Options were discussed and it was decided to have our maintenance crew chip the trimmings.

Lisa Hughes – Lot 159 – People are leaving drink bottles on the putt putt golf course. Can there be a trash can put there? It was decided there could be.

Forrest Timberlake – Asked question about fixed assets, autos & trucks, where is Polaris? Jay advised will have to check and let him know. Asked how many lots in repossession – answer – 5. How much are we owed? Answer - \$6900.00 including legal fees.

A motion was made by Mark Doran to adjourn the meeting and seconded by Ted Miller. The meeting adjourned at 9:45 a.m.

Wildridge Association
General Session
Meeting Minutes

Date: October 11, 2014 9:01 a.m.

Board Members Present:

Ray Burton, President	Russ Segraves, Director
Mark Doran, Vice President	Ted Miller, Director
Ron Meadows, Secretary	Leatha Reid, Director

Dana Wigley, Park Manager

The meeting was called to order by President, Ray Burton

Secretary's Report: The minutes were read from the September 13 General Session Board of Directors Meeting. Russ Segraves made a motion to accept the minutes as read. The motion was seconded by Leitha Reid. The motion carried unanimously.

Treasurer's Report: The treasurer was not present, there was no report available.

Committee Reports:

- A. Social Committee: None
- B. Kids Club: None.
- C. Lifestyle Activities: Bonnie Huff – 1300 books, (50 new), 300 DVD's, 130 VHS more puzzles than we need.

Managers Report: Received thank you from the English Fire Department for the donation. There were 3 disconnects of park electric due to new transfers. We will be updating the list of lots still on park electric during water shut off because it has not been kept up to date. Have called to have meters at lift stations calibrated. Rex Anderson still has 2 catch basins to install. Leaf pick up and chipping in progress, tree trimming low hanging limbs. Have scheduled propane fill up. Re-hired previous employee Jim Powell as security guard to replace Gerry Haffield. Di had mentioned in last meeting about Frontier as possible replacement for internet provider, however, they cannot come into this area. TDS has monopoly in this area.

Old Business: Repossession of lots for back dues: No status – Dana will call attorney and check on status.

New Business: Leaf Pick Up Policy – Mark Doran will recheck and post on Facebook

Comments from Members:

535-536 Jose Nieves: stated the fence behind his lots and lot 537 was supposed to be fixed and still had not been. He was advised that fencing had been ordered and it would be fixed as soon as the materials were in.

413 Wayne Kline: Addressing the sanitation issue – would like to offer service to repair sewer- give him opportunity to bid job. Ray Burton asked if he had insurance. He does not.

535-536 Jose Nieves: Please clarify when to bag leaves? After December 1.

Next meeting will be November 8 at 9:00 a.m.

A motion was made by Mark Doran to adjourn the meeting and seconded by Ted Miller. The meeting adjourned at 9:18 a.m.

Wildridge Association
General Session
Meeting Minutes

Date: November 8, 2014 9:00 a.m.
Amended

Board Members Present:

Ray Burton, President	Russ Segraves, Director
Mark Doran, Vice President	Ron Meadows, Secretary
Leatha Reid, Director	

Dana Wigley, Park Manager

The meeting was called to order by President, Ray Burton

Secretary's Report:

The minutes were read from the October 11 2014, meeting

Mark Doran made the motion to accept the minutes, Russ seconded the motion. It carried unanimously.

Treasurers Report:

Jay did not have the Treasurers report from the accountant. He briefly went over a P&L and said he would have the certified copy at a later date. Mark Doran made a motion to accept the treasurers report and Russ Segraves seconded the motion, it carried unanimously.

Managers Report: Dana Wigley gave the managers report:

Status of repossessed lots still unclear need more clarification from attorney. Working on collections, on going work on leaves, approximately 4 truck loads per day. Water shut off is 80% done.

Jay Papp made a motion to change the policy on ULMV stickers to state that a member had to be in good standing, i.e. their dues and all fines, charges, etc, have to be paid in full or have acceptable payment arrangements before a ULMV sticker will be issued. The motion was seconded by Ron Meadows and carried unanimously.

New Business: Budget 2015

Jay presented the budget. He went over the budget in great detail. He stated the following new accounting practices implemented by a motion passed earlier today in the executive session as follows:

1. Operating and Restricted Fund (capital fund) transactions and balances will be segregated and reported independently on a monthly basis.

2. Prior year carry forward funds will be segregated and reported independently on a monthly basis.
3. Any bank interest/gain obtained from holding the Restricted Funds shall be added to the Contingency Fund balance at least annually, by January 31.
(At some point, this date was amended to February 28)

Jay advised the budget determined the need to increase the dues by \$25.00 to fund the restricted accounts. The motion was made by Ron Meadows to accept the budget, including adopting the new accounting procedures and increase the 2015 dues to \$835.00. The motion was seconded by Mark Doran and carried unanimously.

The next meeting will be held the second Saturday in March, 2015.

The motion was made by Mark Doran to adjourn. The motion was seconded by Russ Segraves. It carried unanimously. The meeting adjourned at 10:30.