

Wildridge Association  
General Session  
Minutes from March 12, 2016

1. Call to order
2. Secretary's report: Eric Mayfield
  - a. Motion to approve November 14, 2015 minutes: passed by all
3. Treasurer's report: N/A
4. Manager's report: See attached
5. Old business:
  - a. Still working on getting sewers repaired
  - b. Moving to fiscal year still in works
6. New business:
  - a. Application from social committee to add 16 foot addition to front of shelter house. Letha Reid makes motion to move forward. Second by Jay Papp. Approved by all. Pending state approval.
7. Committee report:
  - a. Social committee: Asked for \$1700.00 to help build shelter house extension. Board waiting for more information.
  - b. Lifestyle committee: Bonnie Huff still missing 71 DVDs
8. Next meeting: May 14, 2016
9. Motion to adjourn

Wildridge Association

General Session

Minutes from April 8, 2016

- 1) Call to order
  
- 2) Secretary's Report: Eric Mayfield
  - a. Motion to approve passed by all
- 3) Treasurer's Report: See attached
- 4) Manager's Report: See attached
- 5) Old business: sewer co ran camera from front of park to back lift station.
- 6) New business:
- 7) Committee Report:
  - a. Social committee: N/A
  - b. Lifestyle committee:
- 8) Next meeting: May 14, 2016
- 9) Motion to adjourn

**Wildridge Association  
General Session  
Agenda**

**Date: May 14, 2016 (9:00 a.m. @ the Wildridge Office)**

Board Members

Jay Papp, President (lot #312)

Eric Mayfield, Secretary (lot #38) - *not present*

Russ Segraves, Director (lot #37)

Shawn Daniel, Director (lot #511)

Leatha Reid, Vice President (lot #332 and #341)

Ted Miller, Treasurer (lot #139 and #140)

Ron Meadows, Director (lot #227)

Park Manager

Dana Wigley

1. Call to Order
2. Secretary's Report
3. Treasurer's Report
4. Social Committee
5. Lifestyle/Library Report
6. Manager's Report
7. Old Business
  - Sewer system improvements
8. New Business
9. Comments from Members (Please state your name and lot number)
10. Next meeting will be June 11, 2016 @ 9:00 AM
11. Adjourn General Session

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: July 9, 2016

Board Members: Jay Papp, President,  
Leatha Reid, Vice-President,  
Ted Miller, Treasurer,  
Eric Mayfield, Secretary,  
Shawn Daniel, Director,  
Ron Meadows, Director,  
Russ Segraves, Director

Also Present: Dana Wigley, Park Manager

Meeting called to order at 9:00 am (It was not stated which board members were present, however, it was stated that the Secretary & Treasurer were not present)

Secretary's Report: Not available

Treasurer's Report: Jay gave the Treasurer's report.

Manager's Report: Dana gave the Manager's report. Dana advised the board we made it through the holiday weekend without any incidents. Plans are still underway to begin the sewer repair project. All the water repairs are completed. Update on Lot 376 the hearing will be at 1 PM on August 2, if at that time she does not show up the default judgement will be for Wildridge to claim the lot and proceed with setting a price.

The board discussed the process.

Old Business: Already covered

New Business: Open board positions: Two positions open on the board and we have received 2 resumes:

Richard Shoemaker Lot 373

Forrest Timberlake Lot 54

Jay stated that due to the fact that we received only the two resumes' these two members will assume the two open positions after the Annual Leaseholders meeting which will take place August 13, 2016.

Russ Segraves made a motion to approve the state of officers for the board it was seconded by Leatha Reid and carried unanimously.

Leatha stated she feels we need to make lot owners clean up their property. Many lots have old golf carts that haven't run for years, dead trees, expired tagged boats and just general junk sitting around. People need to maintain their property, it's not right for the rest of us who do have to look at it. She feels like the board needs to really enforce this rule. She knows of five golf carts right now that are not tagged, that's \$100 of revenue we are missing. And if they're not going to use the boats, get them out of here.

Dana stated he has sent some letters and made some phone calls. He advised Leatha to get with him to make up a list of properties that need attention.

Leatha questioned the status of the fireplace repair in the shelter house. Jay advised it had been determined there is extensive repairs needed, the Social Committee had received a quote of around \$2000.00. There were some problems Between the Social Committee board and the Board of Directors with communication over the concrete work so there would have to be some further discussion.

Comments from Members: Please state your name and lot number.

Beaver – Lots 150-151 & 300

“Are we under Marshall Law? “ He stated his disapproval with members being stopped during quiet time driving golf carts or congregating on the common grounds and being told to go back to their lots. He advised if this continues, people will start protesting by driving their licensed vehicles around the park after 11:00.

Jay asked for specifics regarding which guard had given someone a ticket, but he did not have the information, he had this information second hand.

The board advised Beaver the member who complained needs to go to the Manager with specifics and if they do not want to do that they need to quit complaining. Jay said they have addressed the rules with the guards and feel they have the issue taken care of.

Beaver continued to tell stories.

Bob Hillyer (resides at lot 496 but not leaseholder)

Problem with culvert and road in front of lot, road is recessing, people driving off sides with their boats, needs to be fixed. Pipe is clogged I have opened it up several times. Jay asked Dana to check it out.

Next Meeting will be the Annual Meeting at the Shelter House, August 13 at 9:00 AM

Meeting adjourned by motion carried unanimously

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: September 10, 2016

Board Members Present: Jay Papp, President, Leatha Reid, Vice-President, Forrest Timberlake, Treasurer, Shawn Daniel, Director, Ron Meadows, Director,

Also Present: Dana Wigley, Park Manager

Meeting was called to order at: 9:05 AM

**Secretary's Report:** Last meeting was the Annual Membership meeting, those minutes will be read at next annual membership meeting in August, 2017.

**Treasurer's Report:** Forrest Timberlake, Treasurer gave the treasurer's report. He explained operating funds and advised the board of a discrepancy between the accountant's prepared balance Sheet and the bank statement. He has informed the accountant of the discrepancy and it is being reconciled.

**Manager's Report:** Dana Wigley advised the board of the status on the repossed lot 376. To date no bids have been received, he wants to extend the bidding until the next board meeting.

Road culverts by lots 105 and 365 need repaired. Rex Anderson has quoted \$3000.000

Leatha Reid asked about repair of grate by Shelter House, Dana advised it is being repaired today.

We have received a complaint from a member regarding the condition of the putt-putt course. He advised the board he is getting pricing on the carpet.

Pool is closing this week, concrete area need repaired. Quote from Rex Anderson for temporary fix is \$100.00 or complete repair \$250.00.

Repair for chimney at Shelter House, quote from Rex Anderson \$2500.00

**Social Committee:** No one present from Social Committee for report

**Library:** Bonnie Huff not present for report

**Old Business:** Repossessed Lot for sale:

Forrest Timberlake made a motion to drop the \$13,000.00 minimum and accept open bids. Shawn Daniels seconded motion and it carried unanimously.

### **New Business:**

Culvert, chimney and pool repair: Ron Meadows made the motion to proceed with repairs not to exceed \$7000.00. Leatha Reid seconded motion, it carried unanimously.

Playground equipment: The Social Committee submitted their proposal for the new playground equipment. Forrest stated there is much to consider regarding installation and cost. He took it upon himself to give the information to Rex Anderson to quote a price for installation. He stated it needs to be installed by March. There was discussion regarding the airplane that is currently on the playground. It is broken and presents a hazard. It needs to be removed. He advised the board there is more information needed from the Social Committee before a decision can be made. The initial quote for the equipment is \$12,000.00 but with mulch and installation it appears to be \$16,000.00. He has no problem with loaning them the funds. This matter will be discussed further at the next meeting.

Jay Papp advised the board a date needed to be set for the budget meeting. Forrest advised the board he was meeting with the accountant on September 22 to go over the financial statements and he could be ready any time after that date.

It was decided the meeting would be set for the weekend of September 24-25 or October 1-2 after checking with Eric Mayfield as to his availability and contacting the rest of the board as well. Jay will contact Eric and get back with the board members to set the date.

### **Comments from Members:**

Lot 323 – Mickey Anderson – has building permit that he needs approved this week and was not sure about procedure for board to approve it. Dana advised him to get with him after the meeting.

Motion to adjourn was made by Forrest Timberlake, seconded by Leatha Reid and carried unanimously. The meeting adjourned at 9:40 AM

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: October 15, 2016

Board Members Present: Jay Papp, President, Leatha Reid, Vice-President, Forrest Timberlake, Treasurer, Shawn Daniel, Director, Ron Meadows, Director,

Also Present: Dana Wigley, Park Manager

Meeting was called to order at: 9:05 AM

**Secretary's Report:** Minutes from the September 10, 2016 meeting were distributed. Motion to accept the minutes was made by Ron Meadows, seconded by Leatha Reid and carried unanimously.

**Treasurer's Report:** Forrest Timberlake, Treasurer gave the treasurer's report. He advised the board that the Raymond James account was turned into cash, changed investment accounts to Edward Jones into more accessible funds. He explained in detail all unusual expenditures for the month and that all accounts balanced.

**Manager's Report:** Sewer relining & 6 manhole repairs are completed within budget. Lot 357 reposed total costs involved was presented and the highest bid of \$8777 was considered. Leatha Reid made a motion to accept the bid for the lot, no second was made, the motion died. Further discussion was made regarding the disposition of the lot. A motion was made by Ron Meadows to make a counter offer of \$10,000.00, the motion was seconded by Shawn Daniel and carried unanimously. Dana will approach the highest bidder with the counter offer.

**Social Committee:** Kathy Litch stated that Trick or Treat was a huge success and that the committee will proceed with the playground equipment project regardless of the boards decision to help or not.

**Library:** Bonnie Huff not present for report

**Old Business:** Safety Concern at lot 105 – in process of being addressed  
Chimney at Shelter House – Dana will follow up with Rex Anderson  
Sewer Update – Dana covered in manager's report, will monitor sewer infiltration in spring for effectiveness.  
Concrete Pavers to fill in between poured concrete and lot lines will be allowed as long as they are moveable.

**New Business:** Forrest Timberlake made a motion to loan the social committee \$10,000.00 to pay for a piece of new playground equipment to be paid back within three (3) years, in addition the association will pay up to \$2000.00 for installation of the

equipment. The motion was seconded by Leatha Reid and carried unanimously.

Forrest stated the budget will need to be approved at the next meeting. Jay advised the board to look over the budget that Forrest has prepared and note any questions or proposed changes to discuss at the next meeting. The board has decided to forego an additional budget meeting. Jay stated an agreement has been entered into with the account for a flat monthly fee of \$675.00 which will help budget those fees more appropriately.

**Comments from Members:** Charles Petersen – Lot 238 WildRidge fence behind his property is leaning over and needs something done. Dana will look at it and see what needs to be done.

Kathy Litch – Lot 394 – What is the procedure for electric cut off when someone buys a lot still on park power. Has a friend who bought a lot and was given no notice. She was advised by Dana that he is aware of the specifics and the lease holder was told at time of closing she had 60 days.

Linda Stevens – Lot 90 – What is being done about the spikes at the exit gate. Dana advised her they are being repaired this winter.

How many unpaid dues are there? – Dana advised her there are none that are completely unpaid, all are on payment arrangements.

Are any in foreclosure? NO

How many golfcarts are tagged? Approximately 560

How many on park power? 98

Debbie Meadows – Lot 227 - Feels that there should be a policy made that any member on park power should not be allowed to leave air conditioners and lights left on all week when they are not here. There is When the board passes a motion it becomes a policy until such time as a new motion is passed to change it, there are policies not being followed. members on park electric are costing the park a lot of money.

**Next Meeting:** November 12 @ 9 AM

Shawn Daniel made a motion to adjourn, it was seconded by Leatha Reid and the meeting adjourned at 9:44.



Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: November 12, 2016

Board Members Present: Jay Papp, President, Leatha Reid, Vice-President, Forrest Timberlake, Treasurer, Eric Mayfield, Secretary, Director, Ron Meadows, Director, Rick Shoemaker, Director

Meeting was called to order at 9:00 AM

Minutes from October 15 meeting were distributed. Forrest Timberlake made a motion to accept the minutes. It was seconded by Leatha Reid and carried unanimously.

Forrest Timberlake gave the treasurers report.

Jay Papp read the manager's report: All projects approved have been completed at a total cost of approximately \$5500.00 within a given budget of \$7000.00

Dana has submitted an estimate for the fence line repair at \$2200.00. Leatha Reid made a motion to proceed with the repair, it was seconded by Eric Mayfield and carried unanimously.

Janet Caffee, representing the Social Committee, addressed the board and thanked them for working with the committee to obtain the playground equipment. It is scheduled to be installed by spring.

Jay Papp advised the board regarding the completion of the sale of lot 376 for \$10,000.00 which resulted in a net profit of \$5578.00.

Forrest Timberlake made a motion to accept the proposed 2017 budget, it was seconded by Leatha Reid and carried unanimously. Forrest will email the budget to the accountant so he can upload it into Quick Books.

Jay Papp explained to the members present that the budget features a \$65.00 membership dues increase. He contributed \$15.00 of this to increases in wages to be competitive with Patoka Station and \$50.00 to replenish the capital fund by \$35,000.00 to fund major repairs.

Rick Shoemaker brought up the discussion of reiterating with the park attorney regarding updating the lease to no longer provide the electric utility. The option of offering a rebate to the members to install Dubois REC was discussed. Comments were accepted from members present. Jay will contact the lawyer by email next week regarding the legality of changing the lease.

Rick asked if we were required to have fire hydrants in the park. Forrest advised him no but we had the fire hydrant put in across the road to reduce insurance rates. Eric explained how they would access the water source in case of fire. Forrest advised the board we had made the annual donations to Celestine and English fire departments.

A motion to adjourn was made by Forrest and seconded by Leatha.