

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: March 11, 2017

Board Members Present: Jay Papp, Forest Timberlake, Eric Mayfield, Leatha Reid, Rick Shoemaker

Also Present: Dana Wigley, Park Manager

Meeting was called to order at 9:02 AM

Minutes from November 12, 2016 meeting were distributed. A motion to accept the minutes was made by Forest Timberlake, seconded by Leatha Reid and carried unanimously.

Forest Timberlake gave the treasurers report, detailing out of the ordinary expenses. Jay inquired regarding transfer of funds from savings to operating funds. Forest stated he would be doing so at a later time but felt we were good at the present time. He inquired of the board regarding advising our Edward Jones agent to shop for a CD. Jay inquired of the board if any objections, there were none.

Dana Wigley read the Manager's Report: Jimmy Goins – Maintenance employee resigned and was replaced by Tommy Tucker and is proving to be a valuable asset to Wildridge. James Nichols, Guard is home and in rehab and anxious to get back to work. Projects: Removed spikes at security gate, repaired gate at maintenance building. Playground equipment being sanded and repainted as weather permits. Work is to begin soon on the fence behind Kenny Ashby as weather permits. Lot 504 has been turned over to attorney to start repossession process.

Jay read a letter from the Social Committee regarding mulch around the new playground equipment and help installing. Jay and Forest discussed the figures previously appropriated for the project. \$2,000.00 was previously allotted for installation but has not been spent. Jay will advise them to get with Dana to get area marked off and advise they have \$2000.00 available for mulch.

Spiked gate: Dana advised board Jeremy Young is making new \$2000.00 stainless steel gate and donating to the park. It is a lot heavier and should last about 20 years.

Park Provided Internet: Jay is looking into cost to extend IFN from end of Dillard Rd and 164 to us. Has talked to Martin at Patoka Station who is also interested but is still waiting to hear from them.

Comments from Members:

Phil Knies Lot 281 – Neighbor lot 283 has cut roots of my tree, cut pipe he put in for drainage. He is putting in retaining wall and encroaching on my property. Feels when member is given building permit to build retaining walls they should have to notify adjoining neighbor.

Board is aware of problems with this member, most members do work with their neighbors. He has been advised not to be on other members lots.

Jay Papp advised Dana Wigley to inform member, Curtis Tyler of lot 283 to come to the executive session of the board meeting scheduled for April 8, 2017 at 8:00 AM to address concerns.

Phil Knies – Lot 281 Inquired as to whether a member can be evicted from the park. Jay advised him probably so but we would have to consult our attorney.

Carol Parson – Lot 231 asked if members could take a petition to get him out of the park. Jay and Eric advised her she could do so.

The next meeting will be April 8, 2017 at 9:00 AM

A motion to adjourn was made by Leatha Reid and seconded by Forest Timberlake.

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: April 8, 2017

Board Members Present: Jay Papp, Forest Timberlake, Eric Mayfield, Ron Meadows, Rick Shoemaker.

Also Present: Dana Wigley, Park Manager

Meeting was called to order at 9:00 AM

Minutes from March 11 meeting were not available, will table until next meeting.

Forest Timberlake gave the treasurers report. Transfers will be made to keep only amounts protected by FDIC in each account.

Dana Wigley read the Manager's Report: Water turn on completed, approximately 20 water leaks, have repaired 8 leaving 12 to be repaired. Carpet has been pulled off of putt putt golf course if anyone knows someone with talent to lay new carpet please let him know. Been working with Eli Snelling to clear fence line in hopes of correcting drainage problems. Will get with lotowners on our side of fence to do their part as well. Layne Inliner offered to loan us camera equipment to find problem causing pumps in pump stations to burn out costing us \$3000 to \$4000 per year to replace. Still working on that to reduce our infiltration problems. Lot 504 is with our attorney and we are in the waiting period of the repossession process. He addressed the board regarding the matter of lot transfers being cancelled after the time consuming paperwork has been processed and asked the board to consider changing the policy to requiring that \$100.00 of the fee be paid as a non-refundable deposit prior to the paperwork being done and the balance at the time of the closing.

***A motion was made by Rick Shoemaker to change the policy for the closing fee to require \$100.00 be paid as a non-refundable deposit prior to closing and the \$25.00 balance be paid at the time of the closing. The motion was seconded by Eric Mayfield and was carried unanimously.***

Jay further stated that if the closing was rescheduled for a later date, the closing fee deposit would be payable again at the manager's discretion.

Janet Caffee, representing the Social Committee, addressed the board regarding mulch for the playground. Forest Timberlake advised Janet the board is committed to finishing the project. They discussed the cost of the mulch previously in the executive session. It will be ordered as soon as we break from this meeting. We committed to loan the Social Committee \$10,000.00 and have loaned them \$4,000.00 so far and will appropriate more funds if necessary. Janet asked for volunteers to spread the mulch, hoping for the weekend after Easter.

Jay asked Bonnie Huff about the Library, she said she is no longer taking care of it. It is a volunteer thing and someone else needs to volunteer. He said he would post that information and take her off the agenda.

Jay asked about the spikes for the gate, Dana said they were supposed to have been delivered this week and he would check on it.

Permanent footers: Lot 298 has poured permanent footers and was advised to stop until we can check with our attorney to see if it has any effect on our tax status. If it does not, they can proceed. We will Check and get back with him as soon as we find out.

Comments from Members:

Bonnie Huff Lot 247 asked if it is not on file in Indianapolis about footers. Jay advised her we are checking into it.

Carol Parson Lot 231 – Has a problem with another member, Curtis Tyler telling her she is not abiding by the rules because she lives here year round. Jay Papp advised her Mr. Tyler's concerns had been voiced to the board but she had nothing to worry about. No one could tell her how many days she could stay in the park.

Camie Wiseman Lot 298 – Asked if the date for mulch spreading would be posted on Wildridge Addicts. Janet Caffee advised she would post it. She advised the board there was free software that could be utilized to organize and maintain the library. Dana explained it basically takes care of itself on a honor system basis. Bonnie Huff explained how she had set it up.

A motion to adjourn was made by Forest Timberlake and seconded by Eric Mayfield.

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: May 13, 2017

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

Also Present: Dana Wigley, Park Manager

Meeting was called to order at: 9:12 AM

**Secretary's Report:**

Minutes from the March 11, 2017 meeting were distributed. Deb Meadows who acts as dictation secretary asked that Jay please state on the tapes, who makes and seconds motions, as she cannot always determine by the voice. The minutes were corrected to show, the second was made to adjourn by Forest Timberlake. The motion was made by Forest to accept the minutes, seconded by Eric Mayfield and passed unanimously.

Minutes from the April 8, 2017 meeting were distributed. The minutes were corrected to reflect the members present and the motion made to adjourn by Forest Timberlake. A motion was made by Forest to accept the minutes, seconded by Ron Meadows and carried unanimously.

**Treasurer's Report:**

Forest Timberlake gave the treasurers report explaining unusual expenses for the month and transfers of funds from savings to checking and from checking to capital fund. A difference from the accountant balance sheet and treasurer's report was due to a check that had not cleared. He also reported on the playground project. Total \$13,770.07, Social Committee has repaid \$6000.00, board guaranteed \$2000.00 remainder \$5770.07.

**Manager's Report:**

Dana reported that the putt-putt course has been re-carpeted. The pool cover will be removed this week and the pool will be prepared for opening on Memorial Day weekend. We are going to replace the 2 shower house doors on the pool side, finishing staining the fence around the tennis court, just about finished with painting the playground equipment. Was contacted by attorney regarding lot it is going before the judge on May 26. We have some letters going out to some lotowners whose lots need to be cleaned up, starting the 30 day notification process on those.

Jay asked that if anyone is available to assist with the removal of the pool cover please do so, it is a huge undertaking. Dana advised it will probably be done on Tuesday.

Jay advised the board and members present, the board will be announcing at the next regular board meeting the bid process for lot 504.

Forest advised the board that the cost for installing the carpet on the putt-putt course was \$2932.44 which was approximately \$650.00 less than any other quotes.

Dana advised that a large ash tree on the playground will be removed.

### **Social Committee:**

Janet Caffee addressed the board regarding the edging needing to be put down around the new mulched area on the playground.

Dana advised he will ask Brian Searcy, a member who does that line of work, if he would be able to do it.

She is asking that we get another bench that the board offered to put in the shaded area, they are hoping to get another piece of playground equipment and pay 100% of the loan this year.

Jay advised the members regarding the new televisions installed at the shelterhouse that were donated and will be used for bingo monitors and various functions.

### **Old Business:**

Update on parking exit spikes – Dana advised the board they should be here this weekend

### **New Business:**

Drainage Repairs: Jay explained some problem areas of drainage in the park caused by factors beyond our control. Dana advised the culvert in the area of Lot 679-680 is too small. He is proposing Phase 1 being replacing 40' of 18' culvert (20' under lotowner's drive and 20' under our roadway) with 24" at a cost of \$3910.00. Lotowner will pay half which will make Wildridge's cost \$1955.00. Phase 2 is to place 40' of 18" drain across lots 667-668 to drain water across road into ditch, this will require 5-6 lot owners to repair the draining behind their lots, however, so we cannot do this phase without their cooperation.

Jay advised we are tabling phase 2 at this time and asked for a motion to approve proceeding with phase 1. *Leatha Reid made the motion to approve Phase 1, Eric Mayfield seconded and it carried with 4 ayes and 1 no.*

Beaver Riley asked if an 18" drain pipe is not working on the bottom of the hill why would we not put 24" on phase 2 rather than 18"? Jay advised we are still looking at the design of the next phase.

Election of Board of Directors – Jay advised there will be at least one position open. He and Leatha are going to re-run. Anyone interested need to submit their resumes by midnight, June 11.

Permitted building types, easements, lot excavation: Corner lots and structures too close to the roadways were discussed as well as excavation and park utilites, footers and foundations, etc.

*A motion was made by Eric Mayfield to revise the Easements/Setbacks to state that “no camper or building structure shall be nearer than 20 feet from the front, 6 feet from the rear and 2 feet from the adjoining sides of the property lines and must maintain a minimum of 6 feet from all roadways”. The motion was seconded by Forest Timberlake and carried unanimously.*

*A motion was made by Forest Timberlake and seconded by Eric Mayfield to add a rule regarding excavation “ Lot excavation will be reviewed on a case by case basis due to effects on drainage, adjacent lots and park utilities. All lot excavation including footers must be specifically outlined and documented on building permit. Final approval rest with park management”. It carried unanimously.*

**Comments from Members:**

Renden Reynolds – Lot 505- Golf cart drivers need to yield right of way to trucks pulling boats. Some of them sit in the middle of the road and maybe the security guards if they see it could tell them to pull over . The board stated it is just a matter of common sense but you can’t dictate that. Some of these parents just don’t watch their kids.

Jay stated Beaver brought to his attention that lot 317 is a safety hazard and we need to put caution tape around the camper. Dana asked if it is okay to send the lotowner a letter giving her 30 days to get it taken care of. Leatha feels she needs to be given 7 days, she has been given prior notice. Jay advised send it certified.

Leatha Reid made the motion to adjourn, it was seconded by Forest Timberlake, it carried unanimously. The meeting adjourned at 10:08

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: June 10, 2017

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

Meeting was called to order at: 9:00 AM

**Secretary's Report:**

Minutes from the May 13, 2017 meeting were distributed. The motion was made by Forest Timberlake to accept the minutes, seconded by Ron Meadows and passed unanimously.

Minutes from the May 13, 2017 Executive meeting were distributed. A motion was made by Forrest Timberlake to accept the minutes, seconded by Leatha Reid and carried unanimously.

**Treasurer's Report:**

Forrest Timberlake gave the treasurers report explaining unusual expenses for the month. He also reported on the playground project, all expenses are in and balance due from Social Committee is \$5860.09. The edging has not been installed as of yet, Brian Searcy is supposed to do it but other options may need to be considered. Jay Papp brought the boards attention to an item on the report listed, an expense of \$400.00 for cleaning and painting the pool deck.

**Manager's Report:**

Dana Wigley, Park Manager was on vacation so Jay presented the manager's report. Spiked gate was installed prior to holiday weekend and is working great. New culvert under roadway from Lot 679 to 680 should be starting within next week. Pool opened on schedule. Several letters sent and notifications were made regarding cleaning up of lots. Some have already been cleaned up, others in progress, will follow up on others not complying. Lot 504-default judgement signed by judge, occupants have until June 21 to remove all personal property from premises. Need to set up bid process with deadline for bids set at July 7<sup>th</sup> at 4PM for final disposition at next board meeting July 8.

In regards to the holiday, we continue to address issues of underage golf cart drivers disregarding stop signs, several tickets were issued. New issue of items such as rocks, water balloons and Powerade bottles being thrown from ULMVs toward persons and property, with some instances of children being struck by rocks. This sort of behavior will not be tolerated. The board needs to discuss my suggestion that these individuals be banned from the park for the remainder of the season.

Jay addressed the board and members present with his personal experience during the holiday weekend. Many issues as Dana mentioned, he agrees this will not be tolerated and advised that members are responsible for their actions as well as for their children and guests and can and should be evicted from the park. Ron Meadows stated a big problem in the guards not being able to ticket the offenders is not having lot numbers on the golf carts and tickets should be written for not having lot numbers. Also,

there was an instance of someone calling the guard and being told they were too busy to come and if the guards don't want to do their job they should find somewhere else to work.

*A motion was made by Leatha Reid to set a minimum bid of \$6500.00 for lot 504 due in writing into the Office by 4PM July 7. The board will announce the winning bid at the next board meeting, the winning bidder will need to issue a check to Wildridge at that time for the bid amount, which will be held until the time of the closing. The normal \$125.00 closing fee will apply. The motion was seconded by Forrest Timberlake and carried unanimously.*

#### **Social Committee:**

No one was present with a report from the committee

#### **Old Business:**

Rules & Regulations Update: Debbie has compiled her list of suggestions for revisions, and Dana is working on his.

#### **New Business:**

Open position on the board of directors -

Jay stated there is an open position due to Shawn Daniels selling his lot. There was discussion regarding whether to appoint someone to fill that position now or wait to fill it at the same time as the general election when there will be three open positions.

*Ron Meadows made a motion to leave the position open until the time of the general election as the board has basically been operating without Shawn most of the time since he rarely attended meetings. The motion was amended to state that the three individuals receiving the most votes would be seated in the three year positions and the one receiving the fourth most votes would be seated in the vacant position with one year of service remaining. The motion was seconded by Rick Shoemaker and carried with 3 ayes and 1 no.*

Jay advised the members present that there would be 3 openings for a three year term and 1 opening for the remainder of Shawn Daniels term (one year). Anyone interested in running for the board needed to submit their resume by midnight tomorrow (Sunday, June 11). He himself and Leatha Reid intended to submit theirs to run again.

Holiday extra dumpsters cost: Forrest Timberlake expressed his concern over the cost of the extra dumpsters being brought in for the holiday weekends. We paid Eli Snelling \$360.00 to pack down the dumpster 6 times and have not yet received the invoice for the cost of the extra dumpsters and the costs incurred by our own men to haul out all the extra trash. People were bringing in trash from outside the park and we need to put a stop to it and decide if this is a service we are going to continue.

#### **Comments from Members:**

Renden Reynolds Lot 505 – Asked what the stipulation would be for cleaning up lot 504 for whoever is awarded the winning bid. The board decided they would be given 60 days to get the lot in compliance with the park rules and regulations. He also asks who gets the ticket when a guests breaks a rule in the park. The board advised members are responsible for their guests and all tickets are charged to

the leaseholders. He also addressed the board regarding an issue he encountered with a group of teenagers using foul language in front of his children at the swimming pool. The board advised him he always needs to contact the security guard so we have documentation. He described the golf cart they drove off on, a board member recognized the leaseholder and advised him the issue would be addressed.

Leatha Reid asked to be excused from the July 8 meeting.

Forrest Timberlake made the motion to adjourn, it was seconded by Leatha Reid, it carried unanimously. The meeting adjourned at 9:36.

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: July 8, 2017

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

Also present: Dana Wigley, Park Manager

Meeting was called to order at: 9:00 AM

**Secretary's Report:**

Minutes from the June 10, 2017 meeting were distributed. The motion was made by Forest Timberlake to accept the minutes, seconded by Eric Mayfield and passed unanimously.

**Treasurer's Report:**

Forrest Timberlake gave the treasurers report explaining unusual expenses for the month.

**Manager's Report:**

Dana Wigley, stated the 4<sup>th</sup> of July weekend went much smoother than Memorial Day weekend. People were more receptive to the rules, however, there were 12 citations issued. Currently have 24 members dues not paid, 7 of those have made payment arrangements. Culvert repair at lot 679 will start next week. Board of director election ballots will be going out next week. One bid was received for lot 504 from leaseholder Renden Reynolds (Lot 505) for \$6550.00.

*Forrest Timberlake made a motion to accept the bid for \$6550.00 for lot 504 from Renden Reynolds, it was seconded by Ron Meadows and carried unanimously.*

Forrest noted that outstanding dues amount is around \$26,000.00 and is expected to be half that by end of the month which is on target.

**Social Committee:**

Janet Caffee addressed the board and members present regarding the need for new members for the social committee as the current officers are retiring. She advised the board they would be paying the balance owed on the playground loan next month. She addressed the board regarding the current condition of the playground due to the way the edging and mulch was installed. Something needs to be done to fix the muddy mess that has been created. The board advised her they will look into it

**Old Business:**

Rules & Regulations Update: Still under review

Board of Directors: 5 resumes have been submitted: Jay Papp, Leatha Reid, Renden Reynolds, Rondal Partin, Rodney Brough. Ballots being mailed out, follow procedures, vote for 3 candidates.

Modification to ULMV Rules: Ron Meadows made a motion to put on the ballot to let members vote to modify the ULMV rules to state no ATV's allowed, only golf carts and scooters. No second, motion died.

### **Comments from Members:**

Pam Stevens Lot 697 - Protesting \$250.00 fine for son running through gate and knocking it off when there was no damage. Feels they should have been notified that new gate guards were installed that could not be driven around anymore and that they should not have to wait forever for the guard to come back to let them in when they forget their gate card.

There was discussion regarding gate key fobs.

Jay asked for a motion to reduce or rescind the fine for the Stevens. There was no motion. He stated the fine would remain due.

Debbie Webb Lot 46 – We keep cleaning up gravel washed down the hill that continues to get in our drain. They keep putting in more gravel and we keep cleaning it up, is there not some kind of ordinance they need to follow. Jay advised her they have to obtain a permit for gravel. She said you need to stop giving them permits because it keeps washing out and people are skidding on golf carts because of it. She asked that they go look at the situation and Jay advised her they would.

Marshall Johnson Lot 642 – The website is very outdated, is there somewhere else for people who do not come here a lot to go to get current information? Jay advised a new website is under construction but in the meantime he can post information on Facebook “Wildridge Addicts”. Procedure for running for the board was discussed. Member questioned the mailboxes out on the road when we are supposed to be a seasonal park, why are people allowed to live here full time. Jay explained the 911 addresses assigned which gave postal addresses. Other members addressed concerns with not having people living here full time due to fires we have had in here. Jay advised member where street names are posted.

Some member asked that a sign be posted at the gate regarding the \$250.00 fine and Jay said it would be done.

Mona Edmonds Lot 303 – Thinks the ATV's should not be allowed in the park, they are too big and loud. People are driving them all around after quiet time. (Another member seconded)

There were multiple people discussing the problems with the ATV's being speed and noise. Eric Mayfield said we need to address those issues separately, we have rules regarding speed and noise, if those rules are being broken the members need to be fined for breaking those rules.

Diane Walters Lot 357 – There is an intersection with only one stop sign that needs looked at for consideration of more stop signs, Jay said there is another one also. He will get with Dana to discuss.

Janet Caffee Lot 162 - Landscaper advised her daughter to put in speed bump to retain gravel. Maybe we can suggest that to leaseholders who are having problems retaining gravel on their lots.

Mike Muir Lot 691- What is it going to take to make these kids on these big ATV's to slow down, is someone going to have to get killed? Jay advised him he knew the one he was talking about and

the parent has already taken them off the vehicle and bought them a golf cart instead. Leatha stated it is going to take the whole park to get involved to stop the recklessness and rule breaking. The guards can't be everywhere. Members need to speak up and report the incidents and tell members to follow the rules, otherwise we might have to raise dues to have 2 guards on duty every weekend. Jay advised the phone number for security and advised it is posted on the website and Wildridge Addicts.

Leatha Reid made the motion to adjourn, it was seconded by Forrest Timberlake, it carried unanimously. The meeting adjourned..

Wildridge Association  
Annual Membership Meeting  
Minutes

**Date:** August 12, 2017

**Call to order:** 9:03 a.m.

Final submission of ballots, ballot box for election of board of directors is closed.

**Moment of silence:** We have lost a considerable amount of members this past year, we will have a moment of silence in their memory.

**Pledge of Allegiance**

**Board Members Present:** Introduction of current Board of Directors:

Jay Papp (Lot 312) – President  
Leatha Reid (Lot 332) – Vice President  
Forrest Timberlake (Lot 54) - Treasurer  
Ron Meadows (Lot 227) – Director  
Rick Shoemaker (Lot 376) – Director

Also present: Dana Wigley, Park Manager

Only one board member retiring: Ron Meadows, thank you for his service.

**Introduction of members running for the board:**

Jay Papp and Leatha Reid are running again  
Renden Reynolds  
Rondal Partin  
Rodney Brough

**Secretary's Report:** The minutes from the 2016 Annual Membership Meeting were not available.. (It was recorded but no one knows where it is, when it is obtained the minutes will be put on the website)

**Treasurer's Report:** Forrest Timberlake gave the Treasurers report discussing unusual monthly expenditures. He also reported on the results of the sewer repair done so far, indicating it has reduced our sewer infiltration and stated he will continue to monitor and report. He stated the budget is looking good for the rest of the year. He is starting to work on the budget for next year. Our annual income is approximately \$648,000. He reported that 98.8% of all dues have been collected.

**Social Committee:** Social Committee held election for new officers for the 2018 committee:

President – Shanda Morris  
Vice President – Shelley Andres  
Treasurer - Adam Kelly  
Secretary - Maria Matthews

Thanks to the new officers for stepping up and much thanks to the current officers for all the work they have done over the past several years.

Janet Caffee, current V President of the Social Committee, addressed the board asking that while they plan the budget they remember their offer of \$2000.00 to apply to the balance owed by the committee to the board for the playground project. She also inquired about the bench for the playground that the board had mentioned acquiring and asked Dana if he was going to be going over what was going to be done to fix the drainage problem on the playground. He advised her he would be.

**Manager's Report:** The project done to attempt to put mulch on the playground has caused a retention pond effect. He is currently working with a member who is a landscaper to put in some drainage and also incorporate the new playground equipment obtained by the social committee.

He advised the membership regarding culvert problems that were repaired at extensive expense. We are also currently working on clearing fence rows behind Snelling's property and some lots along Dillard Road. We also had to relocate a creek and clean out drainage in this area. An area behind lot 235 still needs repaired. Still have culvert pipe under road in another area that is like the one repaired at lot 680 that will need repaired as well.

**Unfinished Business:** Sewer Project – Forrest already addressed  
Rules & Regulations – still pending, would like to get completed by end of year.

**New Business:**

**Introduction of New Board Members:**

Brent & Carla Geary & Ray & Tina Burton tallied the ballots:

Results:

269 ballots were returned out of almost 700 sent

Renden Reynolds – 207

Jay Papp – 164

Leatha Reid – 153

Rondal Partin – 146

Rodney Brough – 121

**The next order of business is to fill the remaining one year of Shawn Daniels term left by him leaving the park.**

Forrest Timberlake made a motion to fill the one year position left vacant by Shawn Daniels with Rondal Partin, it was seconded by Leatha Reid and carried unanimously.

**Member Comments:**

Brent Geary – Lot 450-451 – No complaints, I think the park looks good. The manager, guards and maintenance people are doing a good job.

Belinda Brock – Lot 667 – (Could not hear her comment, something about drainage) Jay advised her it was going to be discussed in the executive meeting with the new board.

Kathy Litch – Lot 394 – Something needs to be done about the loose animals in here. Jay advised her he knew which leaseholder was causing the problem and he and Dana would discuss.

Beaver Riley – Lot 150,151 & 300 – Shared his story of how he handled a problem with a member who was having an issue with another member letting their dog relieve itself in her yard when he served as president of the board. He also asked that the new board be good stewards of the money.

Jay expressed his thanks to the members for attending and to the Social Committee for donating their time and all the good work they have done for the park.

**Next Meeting:** September 9, 2017 at 9:00 a.m. in the Day Lodge

**Adjourn to Executive Session:** Motion to adjourn was made by Forrest Timberlake, seconded by Leatha Reid. Meeting adjourned.

Wildridge Association  
Board of Directors  
Meeting Minutes  
General Session

Date: Sept 9<sup>th</sup> 2017

**Board Members Present:** Jay Papp, President, Letha Reid, Vice President, Forrest Timberlake, Treasurer, Renden Reynolds, Secretary, Rondal Partin, Director, Rick Shoemaker, Director.  
Absent: Eric Mayfield

Also Present: Dana Wigley, Park Manager

Meeting was called to order by Jay at 9:07 AM

**Secretary's Report:** Annual meeting minutes will be handed out at next annual board meeting.

**Treasurers Report:** Forrest gave the report and discussed how he thought we would end the year with money left over. Jay discussed how the association was closing some bank accounts and opening some new ones.

**Managers Report:** Dana talked about playground equipment drainage issues. Dana also talked about the issues at lot #86 and #667 where the culverts were needing replaced. Dana also discussed the drainage issue up front where water was undercutting the fence and talked about how it needed fixed.

**Social Committee:** Janet Caffee talked about how the Social Committee had wrote a check for the playground equipment.

**Old Business:** Jay said we would discuss new rules at a later date.

**New Business:** Jay brought up about the Microsoft License that is needed for each user on the Park office computer. Renden made a motion to purchase and Rondal seconded. Vote was carried unanimously.

Drainage bids were turned in on the Culvert repairs at lot #85 and #667. Forrest made the motion to fix the repairs and Letha seconded. Vote was carried Unanimously.

Jay brought up the discussion on building permits. Rondal made a motion on setting fees on New Construction building permits and on rock and demo permits. Renden seconded the motion and it was carried 4 to 1 in favor.

Building Permit motion was pulled for a later discussion, Rondal made the motion and seconded by Renden. Vote was carried unanimously.

Drainage issue at the playground was discussed and Rick made a motion to fix the playground issue and was seconded by Letha. Vote was carried unanimously.

Discussion of getting the cracks filled on all the roads in the park was brought up. Rick made a motion to fix the cracks and Forrest seconded. Vote carried unanimously.

Jay brought up about rescheduling the meeting for next month since a couple board members would be gone. Forrest made a motion to change the date from Oct 14<sup>th</sup> to Oct 21<sup>st</sup> at 9:00 AM. Rondal

seconded the motion and it was carried unanimously.

**Comments from Members:** Janet Caffee lot #162 was concerned with the cost of building permits and wanted to voice her concerns.

Forrest made a motion to adjourn the meeting at 10:01 Am and Letha seconded. Meeting was adjourned.

Wildridge Association  
General Session  
Oct21st 2017

**Board Members Present:**

Forrest Timberlake  
Leatha Reid  
Rick Shoemaker  
Rondal Partin  
Renden Reynolds

Meeting was called to order at 9:05.

**Treasure Report:** Forrest gave the treasurer report and copies are available upon request. Forrest also said that we closed one of the Parks debit card.

**Secretary Report:** All minutes can be provided in the Park Office by the Park Manager.

**Manager Report:** Brian Searcy completed the playground project right on budget and spread rock for shuffle board area, Total was \$7300.00. Dana also talked about the new flag pole and light. Linda Stevens from lot 90 said she wanted to donate the flag in honor of her husband. Dana also discussed the wifi Service being updated. Dana also told us that the mailbox project had started at the entrance area, which will help on safety issues with crossing the road.

**Social committee:** They discussed about the bricks that were purchased and that the orders have been filled but will be delayed because of the Hurricanes. The Social committee also said that they would like to purchase two picnic tables for around the playground area.

**Old Business:** Will be discussed at a later date.

**New Business:** Letha brought up about Dead trees on the lots. Lot owners need to be held accountable for dead trees that could fall onto other lots.

No comments from Park members.

Forrest made motion to adjourn. Rondal seconded it. Meeting adjourned. at 9:23.

Wildridge Association  
General Session  
November 11, 2017

**Board Members Present:**

Jay Papp  
Leatha Reid  
Forrest Timberlake  
Rick Shoemaker  
Rondal Partin

Meeting was called to order at 9:01 am

**Secretary Report:** Forrest read secretary report

**Treasurer Report:** Forrest gave the treasurer report and copies available upon request. Motion to accept by Leatha to approve, second by Rondal Partin.

**Manager Report:** Dana advised that the water turn off had been completed November 9, 2017, and leaves were still being picked up at the time. The roadway drainage projects were moving along, and the roadways had been sawed, and gravel had been delivered to those areas awaiting weather to cooperate. The daylodge is currently having a problem with the one large commercial dryer, and are obtaining quotes on a replacement or repair of the current one. The estimate of repair is approximately \$500.00. The other dryer had a timer which had to be replaced. Nelson asphalt will be in the park within the next couple of weeks conducting the crack sealing of the roads. We will be replacing the shower in the handicap stall of the shower house due to the bottom broken beyond repair. The mailbox post have been set along the golfcart path to move the mailboxes from the side of the winery.

**Social Committee:** No representative present, Jay did discuss the new playground piece of equipment purchased by the social committee, and it will be delivered in December.

**Old Business:** No old business to discuss.

**New Business:**

Discussion of the 2018 budget, Rondal made a motion to accept the budget as prepared and discussed. Second by Leatha Reid, unanimous vote-carried.

Forrest Timberlake advised that he would be contacting Ron Pierce from RE Pierce & Associates to renegotiate our current accounting service and fees accordingly. As the office is obviously doing a lot more services, and placing less on the accountant, and the amount which we are paying the accountant does not reflect that.

Discussion of current park power policy. Forrest made a motion that the park electric would be terminated for existing members, and would end April 1, 2019. Discussion among board members concerning the age of existing park power lines and the few members which it supplies, it is believed that extending a transition period to April 1, 2019 would allow those members currently on park power an ample amount of time to make the transition. This motion was seconded by Rick Shoemaker. All board members voted for this policy. Upon further conversation a decision to table this decision was made for further discussion and review as this could possibly have legal ramifications by some members wishing to challenge this decision.

**Discussion from members:**

Mark Doran, Lot#225 expressed his discontent with this decision in that it was a violation to those original lease holders who abided by all terms and conditions of their lease, and the board of directors had thrown them under the bus, and that Wildridge was not following the terms and conditions of the original lease.

Mary Olinger, Lot#435 expressed her appreciation for the board making the giant step to terminate the park power, in which the electrical service transition would be a financial benefit for those members currently on their own power who is paying all the park electric expense for those members who pay for no electric service to their lots. She felt it was a win for all of the members.

Forrest Timberlake made a motion to adjourn, second by Rondal Partin.