

Wildridge Association
General Session
Minutes from General Session
Date: April 10, 2021 (9:00 a.m. @ the Wildridge Day Lodge)

Board Members

Jay Papp, President (lot #312/575) Mike Cochran, Vice President (lot #25/26)
Tony Neace, Treasurer (lot #221/222) Darrell Murphy, Secretary (lot #112)
Leatha Reid, Director (lot #332) Ernest Hinkle, Director (lot #287)
Steve Killan, Director (lot #331)

Park Manager
Dana Wigley

Call to Order: Meeting was called to order by Jay Papp at 9:00.

Secretary's Report

- Previous Meeting Minutes were read and approved.

Treasurer's Report:

- Report was read and approved. A copy will be filed in the Manager's Office and can be seen on line.

Manager's Report was given by Dana Wigley:

- Approved sewer system repairs were completed in March.
 - Water was turned on 3/26/2021.
- Road repairs will be coming soon,
- Baseball LED lighting will be repaired within the next week.

Social Committee:

- Need volunteers to assist with planning and implementing programs.
 - Without assistance, it will be difficult for activities to continue.

President's Report/Old Business:

- There are 4,000 feet of sewer line which was not repaired. It may need it in the future.
- It will take 5-7 years to get camp roads in top shape, as money becomes available.
- Reminder- Since 2019 garages are allowed in the park, but they are counted as a part of total square footage.

New Business:

- Three bids submitted for road repairs.
 - Approved for Striegel Paving Company. Dana will notify company of approval.
- Drainage issue beside playground.
 - 100 ft of 39 inch pipe with catch basin is needed to stop erosion.
 - Dana is getting bids on project
- Variance to exceed 1600 square feet lot maximum was requested in person by Lot 300 owner.

- Board unanimously denied variance request.
 - Lot owner was advised to remove the excess construction started.

Next meeting will be May 8, 2021 at 9:00am at the Day Lodge.

Motion was made to adjourn by Mike Cochran and seconded by Leatha Reid.

Meeting was adjourned by Jay Papp at 9:44.

Report submitted by Darrell Murphy, Secretary, Lot 112.

Wildridge Association

General Session

Minutes from General Session

Date: May 8, 2021 (9:00 a.m. @ the Wildridge Day Lodge)

Board Members

Jay Papp, President (lot #312/575) Mike Cochran, Vice President (lot #25/26)

Tony Neace, Treasurer (lot #221/222) Darrell Murphy, Secretary (lot #112)

Leatha Reid, Director (lot #332) Ernest Hinkle, Director (lot #287)

Steve Killan, Director (lot #331)

Park Manager

Dana Wigley

Call to Order: Meeting was called to order by Jay Papp at 9:06.

Secretary's Report

- Previous Meeting Minutes were read and approved with the following amendments:
 - Playground drainage pipe will be 36 inches in diameter, not 39 inches
 - LED lighting repair was for the basketball court, not baseball field

Treasurer's Report:

- Report was read and approved. A copy will be filed in the Manager's Office and can be seen on line.

Manager's Report was given by Dana Wigley:

- LED lighting repairs on basketball court completed.
- Striegel Paving Company delayed due to weather. Will start as soon as weather permits.
- Plans to uncover pool by Memorial Day, weather permitting
- Reminder Board Member elections will be coming soon.
 - Two positions will be open
 - Resumes need to be submitted by 6/13/21

Social Committee: (Shanda Morris)

- Request for extra gravel by Shelter House Parking area, lower level
- Still needs more volunteers to assist with activities

Old Business:

- Striegel Paving delayed by weather.
- Playground drainage pipe project approved unanimously.
- Jay Papp reported sewer bill has decreased significantly, due to completed repairs. Next few billing cycles will give good picture of total savings.
 - Request to the Corp of Engineers for a decrease in the penalty paid related to the over use of the system has been requested.
- Lot hygiene continues to be a problem.

New Business:

- Receiving bid for colored concrete pad 20x16 feet to be located by pool area.
- Lot 566-571 reported drainage issue. Board approved review and assessment of the concern.
- Fines for lot improvements without permits were read to attendees.
 - Motion to approve fines beginning immediately was approved unanimously.
- Fines for quiet time violations were read to attendees.
 - Motion to approve fines beginning immediately was approved unanimously.
- Attendee requested the Park Manager review second RVs being parked on lots in excess of 14 days. Attendee identified specific violator.
 - Park Manager indicate the 14 day limit remains in effect and a permit is required for any second RV.
 - Park Manager will follow-up on identified RV exceeding the limit

Next meeting will be June 12, 2021 at 9:00am.

Motion was made to adjourn by Mike Cochran and seconded by Leatha Reid.

Meeting was adjourned by Jay Papp at 9:44.

Report submitted by Darrell Murphy, Secretary, Lot 112.

Wildridge Association
Board of Director
Meeting Minutes
General Session

Date: July 10, 2021

Board Members Present: Jay Papp, Mike Cochran, Ernie Hinkle, Tony Neace, Leatha Reid
And Steve Kilian. Darrell Murphy excused.

Also Present: Dana Wigley, Park Manager

Secretary's Report: Ready by Jay Papp, Mike Cochran made a motion to approve, Tony
Neace second.

Treasurer's Report: Given by Tony Neace

Committee Reports: Discussion regarding the concrete extention by carport near pool.
Advised Scott Gehlhausen will be completing that shortly, and Brian Searcy agreed to do the preparation
digging.

Manager's Report: Dana advised that the drainage repair along the volleyball court has been
completed, as well as new gravel placed on the playground area. We
were also advised of the 22 verbal warning contacts security had made
over the July 4th weekend, 9 underage violations, 9 quiet time violations,
4 tailgating through the front gate, and 3 improper dumping fines.
Guests need to be briefed on rules and regulations and polish their
courtesy skills towards others.

Unfinished Business: Members should continue their lot hygiene.

New Business: Jay Papp advised that Dana will be resigning as Manager, and will begin
his new employment July 26th. Dana has agreed to come in and maintain
the building permits and assist with the operation of the park until a new
manager can be located and begin. Carol will remain in the office and
continue doing closings and general park business.

Next Meeting: Annual Meeting at the Shelter house August 14th. At 9am.

Adjourn: 9:45am. Mike Cochran made a motion, Ernie Hinkle Second.

Minutes by: Dana Wigley Park Manager

Wildridge Association
Board of Director
Meeting Minutes
Executive Session

Date: July 10, 2021

Board Members Present: Jay Papp, Mike Cochran, Ernie Hinkle, Tony Neace, Leatha Reid
And Steve Kilian. Darrell Murphy excused.

Also Present: Dana Wigley, Park Manager

Unfinished Business: Lot Hygiene, Pipe Replacement at playground, Employee pay.
Lot hygiene should be continued, and the pipe replacement at the playground has
been completed.

New Business: Lengthy discussion pertaining to employee pay. Due to difficulty in ability to
Find employees with a starting salary of \$9.00 per hour, and the risk of losing
Current employees, and with the state of our economy and effects of covid relief
resources, a \$3.00 per hour increase in hourly employees across the board. The
starting pay for a new guard will now be \$12.00, previously \$9.00.
Mike Cochran made a motion, Second by Steve Kilian, all in favor-approved.

Next Meeting: August 14 at the daylodge after open meeting.

Adjourn: 8:58am

Wildridge Association
Board of Director
Meeting Minutes
General Session-Annual Meeting

Date: August 14, 2021 Called to order at 9:02AM at Shelter House

Board Members Present: Jay Papp, Mike Cochran, Leatha Reid, Ernie Hinkle, Tony Neace
Steve Kilian, Darrell Murphy not present-medical issue

Also Present: Dana Wigley, Park Manager

Secretary's Report: Minutes unavailable from 2020 Meeting

Treasurer's Report: Given by Tony Neace, Treasurer

Committee Reports: Social Committee inquired about removing the crossties by the golf course, and advised that the steps were loose going down to the lower level on the golf course.

Manager's Report: Manager Report given by Dana Wigley

New Business: Jay advised they were still having issues with the pool lights tripping the circuit, was advised that Allen Smith would be contacted to check and follow up.
Leatha advised that someone had been disposing of their household trash in the trash cans.

Jay Papp also advised of an incident involving a guests vehicle at the front gate. Security accidently held the wrong gate open and arm came down and damaged a guest truck, estimate was for \$1667.30. Leatha Reid made a motion that Wildridge pay for the damage, Mike Cochran 2nd, all in favor-motion passed. Dana advised that new motors for the dolphin pool cleaner are to be in anytime, have ordered, also have a loaner being used at this time. Cheaper to replace motors as purchase a new pool cleaner for now.

Comments from Members:

Dale Schmidt 273,inquired regarding the video camera install and upgrade. Jay Papp advised he had taken on the job of doing, however due to workload had not Had the time or availability to do. Will attempt to find someone to install the cameras and run the cable, Jay advised was no issue to make connections and get the new system up and running.

Greg Smith, Lot 673 inquired about the follow up on mischief/thefts.

Next Meeting: September 11, 2021 at 9:00

Adjourn: Mike Cochran made motion, Ernie Hinkle second at 9:45AM

Wildridge Association
Board of Director
Meeting Minutes
General Session

Date: September 11, 2021

Board Members Present: Mike Cochran, Leatha Reid, Ernie Hinkle, Tony Neace, Steve Killion. Jay Papp, Ernie Hinkle not present.

Also Present: Dana Wigley, Park Manager

Secretary's Report: Minutes approved

Treasurer's Report: Given by Tony Neace

Committee Reports: Social Committee advised that unless some additional members come forward social committee may resolve.

Manager's Report: Park Manager Dana Wigley advised that the pool will remain open through Poker Run weekend before closing Before closing for the season.

Unfinished Business: Discussion concerning flag complaints in the park.

New Business:

Comments from Members: Beaver Riley 150/151 addressed a couple of water leaks which he discovered which need looked at. 102-103, and 544 which the park was aware of.

Ray Thompson 334 prepared a thorough addressment of the current flag issue, as well as some recommended guidelines he proposed the board review as some ideas. The board agreed to work to get a resolution in place.

Next Meeting: October 9, 2021 at 9:00am

Adjourn: 9:32am, Tony Neace Motion, Ernie Hinkle second, carried.

Report by: Park Manager Dana Wigley

Wildridge Association
Board of Director
Meeting Minutes
General Session

Date: October 9, 2021 at 9:00am

Board Members Present: Mike Cochran, Leatha Reid, Tony Neace, Steve Kilian and Ernie Hinkle. Jay Papp excused, Darrell Murphy resigned.

Secretary's Report: Minutes approved

Treasurer's Report: Given by Tony Neace, approved

Committee Reports:

Manager's Report: Read by Mike Cochran, Park Manager Dana Wigley absent.

Unfinished Business: Remaining water leaks to be repaired at the end of the season.

New Business: -Flag restriction ordinance, this was completed by the Board of Directors and voted on September 28, 2021 by electronic vote. Leatha Reid made motion to accept, Second by Steve Kilian, all in favor, carried. Will be read and effective immediately, to be announced at the October 9, 2021. meeting.

-Board is working on the budget to be voted on in November

Comments from Members:

1. Suggestion from member: Examine cost before making budget
2. Numerous members made comments on the display of flags, questions were asked about restrictions... President Mike Cochran read the Wildridge Sign Display Policy. The policy was approved and added To the rules and regulations.
3. Members discussed the manager salary with some supporting and some raising objections to the salary.
4. Director Steve Kilian expressed his concern about the foul language used by attending members of the Meeting. He did not feel this was appropriate in a public meeting.

Next Meeting: November 13, 2021

Adjourn: Motion was made to adjourn/second and carried at 10:10am

Report by: Director Steve Kilian

Wildridge Association
Board of Director
Meeting Minutes
General Session

Date: November 13, 2021

Board Members Present: Mike Cochran, Jay Papp, Leatha Reid, Ernie Hinkle
Steve Kilian. Not Present was Treasurer Tony Neace

Also Present: Dana Wigley, Park Manager

Secretary's Report: Motion to approve by Leatha Reid, Second by Ernie Hinkle
Approved-Carried

Treasurer's Report: Read by Jay Papp

Committee Reports: Reports the recovering of the putt putt course is completed.
Social Committee advised that nobody has come forward to form
A committee for 2022 season, therefore will be ending their
events. Advised they have allotted money to be used for
resurfacing the pool deck for the 2022 season.

Manager's Report: Given by Dana Wigley

Unfinished Business:

New Business: 2022 Dues, motion to increase dues to \$1100.00, Jay Papp made
the motion, Steve Kilion second, all in favor-Carried

Comments from Members:

Lot# 182 Requested to know in regards to the sign display policy what was wrong with his
sign which contains Black Lives Matter, which he was contacted to have
removed. He was advised by the board that any color placed in front of lives
matter is not proper in Wildridge, as all colors are equally supported and
represented.

Lot#227 Advised they were offended by the foul language rap music being played on
passing golf carts. Also golf carts should display their lot numbers on the rear as
it would make it easier to locate, and they are required to do by rules.

Lot#584 Had questions regarding the political signs, that they find the Trump signs
offensive.

Lot#224 Questions regarding budget, which were answered by board members.

Lot#584 Commented on paving project, recommended widening the roadways in some areas to make it more accommodating for those with trailers and boats.

Lot#273 Questions regarding security camera equipment.

Next Meeting: March 12, 2022

Adjourn: Motion by Jay Papp, Second by Ernie Hinkle at 9:50AM