

Wildridge Association  
Board of Director  
Meeting Minutes  
Special Session by text

Date: January 27, 2022

Board Members Present: Message sent by President Mike Cochran to Jay Papp, Leatha Reid  
Tony Neace, Ernie Hinkle and Steve Kilian and Dana Wigley

RE: 2% raise for employees

Due to no board meeting scheduled until March, President Mike Cochran wished to address the employee raise issue electronically.

January 19, 2022 a conversation ensued regarding the copy of the budget that the manager received did not show any percentage cost of living raise for the employees. Board president Mike Cochran addressed the issue.

January 24, 2022 copy of the budget was emailed out by Tony Neace, treasurer to all members for review.

January 27, 2022 President Mike Cochran messaged board members per follow-up on the budget.

Ernie Hinkle made a motion to accept the 2% raise for employees, with a second by Leatha Reid. All Board Members in favor, with the exception of Jay Papp, no response-Abstained.

Minutes by: Park Manager Dana Wigley

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This meeting conducted Virtually by Zoom due to weather conditions

Date: March 12, 2022

Board Members Present: Jay Papp, Leatha Reid, Ernie Hinkle, Tony Neace  
And Steve Kilian. Mike Cochran not available

Also Present: Dana Wigley, Park Manager

Secretary's Report: Secretary's report to be voted and accepted at the April Meeting. November meeting minutes were emailed to board members.

Treasurer's Report: Tony Neace presented the Treasurer's Report.

Committee Reports: Social Committee had no representative present

Manager's Report: Manager's report was given by Dana Wigley, information given updating the membership on projects which have been completed over the winter. The park office had undergone some painting and upgrades with flooring in the office. The shower house has also been repainted and the lighting upgraded to LED. New accessories such as shower curtains and toilet lids have also been installed.

Unfinished Business: No unfinished business at this time.

New Business: No new business.

Comments from Members: No comments from members offered.

Next Meeting: April 9, 2022 at 9:00am

Adjourn: Tony Neace motion to adjourn, second by Leatha Reid at 9:16am

Minutes by: Dana Wigley

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- Date: April 9, 2022, called to order at 9:07am
- Board Members Present: Jay Papp, Leatha Reid, Ernie Hinkle, Steve Kilian.  
Not present: Tony Neace and Mike Cochran
- Also Present: Dana Wigley, Park Manager
- Secretary's Report: Ernie Hinkle made a motion to approve, second by Leatha Reid, all in favor carried.
- Treasurer's Report: Read by Jay Papp
- Committee Reports: None at this time
- Manager's Report: Given by park manager Dana Wigley, updated members on some of the upgrades which have been completed. Water turn on was began on March 21, and at this time all know water repairs have been completed. Due to a power spike there were several repairs needed at the security gate which the spike had taken out, gate controllers, circuit boards and loop detectors and computer hardware. Outgoing social committee provided a \$10,000.00 donation toward resurfacing the pool deck, of which we are in the process of currently getting estimates.
- Unfinished Business: Sewer- would like to get an estimate for completion of the relining project.  
Camera's- working on plotting locations and have someone that is interested in working to get the new system in.
- New Business: -Vice President Jay Papp advised that he had received the resignation of Board President Mike Cochran, and that Mike was stepping down due to personal reasons.  
-Ernie Hinkle made a motion to place Jay Papp as Board President. Motion was second by Leatha Reid, all in favor-carried.  
-Ernie Hinkle made a motion to appoint Leatha Reid as Vice President, motion was second by Steve Kilian, all in favor-carried.  
-Jay Papp advised we currently had two vacated positions on the board, one vacated by Darrell Murphy, and the current vacancy created by Mike Cochran. A resume had been submitted by Michael Rice in the fall of 2021.  
- Jay Papp appointed Michael Rice to replace the vacated seat of Darrell Murphy. Ernie Hinkle made a motion to accept that appointment, second by Leatha Reid, all in favor carried. Michael Rice will finish out Darrell Murphy's term which will be up in 2023.

-Jay Papp advised that we are getting some quotes to replace the server in the office, and that system is antiquated and has been patched and replaced during its service, and the entire system needs updated.  
-Park Manager Dana Wigley advised that we did receive the 2022 Property Taxes which totaled \$52,824.00, last year 2021 taxes were \$51,849.00, for an increase of \$974.00.

Comments from Members:

None

Next Meeting:

May 14, 2022 at 9:00am

Adjourn:

Leatha motion for adjourn at 9:37am, Ernie second, carried

Minutes by:

Park Manager Dana Wigley

Wildridge Association

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Date: May 14, 2022, called to order at 9:00 am

**Board Members Present:** Leatha Reid Vice President, Tony Neace Treasurer, Ernie Hinkle Director, Michael Rice Director

**Absent:** Jay Papp, Steve Killian and Dana Wigley

**Secretary Report:** Minutes of previous meeting were passed out to members. Leatha asked if any questions

Michael made motion to except minutes, second Ernie, minutes approved.

**Treasurer Report:** Tony Neace gave his report and it can be viewed in the managers office by request.

**Managers Report** Ernie read the report, one more section to complete on sewer project then work will begin on the 4-year road project. New server and cameras will be installed after memorial day.

**Social Committee:** Jamie spoke and said that the Desert auction will be tonight rom 5;30 -7:00 and mentioned upcoming events including the band and tye-dye t-shirts

**New Business:** Leatha welcomed Michael Rice to the board

**Comments from Members:**

Lot #54 Forrest Timberlake mentioned that 142 lot dues were still outstanding

Lot #578 Cathy mentioned that we might get some quotes on the pool resurfacing from Sullivan Carol said that we have several ranging from 20,000 to 50,000

**Next Meeting:** June 11,2022 9:00am

**Adjourn:** Ernie made a motion at9:16 to adjourn and Tony seconded that motion.

Minutes by: Treasurer Tony Neace

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Date: June 11, 2022 called to order at 9:00am

Board Members Present: Jay Papp, Leatha Reid, Tony Neace, Ernie Hinkle, Steve Kilian, Michael Rice

Also Present: Dana Wigley, Park Manager

Secretary's Report: Motion to approve minutes made by Tony Neace, Second by Leatha Reid, carried

Treasurer's Report: Treasurer report given by Tony Neace

Committee Reports: None

Manager's Report: Manager report given by Dana Wigley. Pool was opened May 23 memorial day weekend was very busy. Security issued 6 warnings for speed, 2 for quiet time violations along with one underage driver, two gate arm violations and a stationary bicycle placed in the compactor. The day lodge ceiling fans were replace in the day lodge. Monthly compactor disposal fee is up \$872.05 this year compared to 2021. Dana addressed the issues with improper dumping at the compactor, and also advised they were working on getting tennis court set up for pickleball. Only resume received at this time for the board are those of Ernie Hinkle (current sitting member) and Junior McCoy.

Unfinished Business: Staff will begin noting areas which is in need of paving repair  
Jay Papp advised camera installations will begin today.  
The new computer server in the office is online and data is being transferred.

New Business: Lot #514 advised she is assisting the social committee with the pickleball , and has purchased two new nets and accessories and they are looking for storage ideas for the equipment.

Comments from Members: None

Next Meeting: July 9, 2022 at 9am

Adjourn: Michael Rice made motion, second by Leatha Reid at 9:25am.

Minutes: Manager Dana Wigley

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Date: July 09,2022 Called to order at 9:07am

Board Members Present: Jay Papp, Leatha Reid, Tony Neace, Steve Kilian,  
Michael Rice  
Not present was Ernie Hinkle

Also Present: Dana Wigley, Park Manager

Secretary Report: Motion to approve by Tony Neace, seconded by Steve Kilian-carried

Treasurer Report: Given by Tony Neace

Manager's Report: Given by Dana Wigley. Very busy July 4<sup>th</sup>. Weekend.  
Members are definitely not picking up after themselves at the shower house and leaving towels and paper in the floor. Staff is having to unclog toilets due to overfilling with paper products, very pathetic. As far as the 2022 dues, we have made phone calls to 9 lots out of 709 which no payments have been made, but we are receiving messages and emails daily. Some members were on a payment arrangement schedule prior to the due date. On the board of directors, we received two resumes for two positions, one was for Ernie Hinkle, which was a sitting member, and the other was Harry "Junior" McCoy of lot 49.

We had an issue with a bad connection with the pool lights, park member Dean Newcom resolved those issues and lights are working correctly now.

Unfinished Business: Jay Papp advised that he will be working on the new camera installation the week of July 25. Calls have been made to Inliner to evaluate exactly what the balance of lining remains in order for the lining project to be complete.

New Business: 713 discussed creating a pool committee to raise money for the recoating project for the pool deck. A call will be made to the vendor to verify increase of materials, etc.

151 discussion of locating water leaks, please notify the appropriate park staff to ensure that repairs are made.

54 Discussed available funds within the budget, discussed Capital funds.

Board President Jay Papp and other board members thanked Tom Harris for the DJ event at the shelter house.

Next Meeting: Annual Meeting August 13, 2022 at 9:00am at the shelter house.

Adjourn: Leatha Reid made a motion to adjourn, Michael Rice seconded  
Adjourned at 9:40am.

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Date: Annual Meeting August 13,2022

Board Members Present: Jay Papp, Leatha Reid, Tony Neace, Steve Kilian,  
Michael Rice, and Junior McCoy.  
Not present was Ernie Hinkle

Also Present: Dana Wigley, Park Manager

Called to order at 9:00am

Pledge of Allegiance

Moment of silence

Secretary Report: Minutes from the 2021 Annual Meeting reviewed, Tony Neace made a motion to accept, second by Leatha Reid, motion carried.

Treasurer's Report: Given by Treasurer Tony Neace

Committee Reports: No Social Committee members present

Manager's Report: Given by Manager Dana Wigley. Dana advised that so far we have received all but approximately \$3100.00 for the annual dues, and there are arrangements for those payments. A big thank you to Jay Papp and Steve Morgenstern of maintenance who have been diligently working to get the new camera system completed. Just an update which was mentioned in the 2021 minutes concerning the pool lights, all new LED lights have been installed and working in the pool at this time.

Unfinished Business: Jay Papp reported that the office server has all been completed, as well as the finishing touches are being completed on the updated camera system.

New Business: No new business

Comments from Members: 151 was asked to relay a message to the board in their absence, and thank the current board for their service, and welcome new members, and just ask they make the best decisions for the membership and be good stewards of the money.

590 Proposed suggestions for social committee events.

Leatha Reid inquired from Shanda Morris on how the status of the pool deck fund raising.

578 Inquired regarding the status of completion of the sewer and paving project.

619 Made an inquiry as to what classification that the electric assisted bicycles fell under, and if those would require a ULMV Permit. The board of directors responded as that would be discussed.

Next Meeting:

September 10, 2022

Adjourn:

Michael Rice motion, Junior McCoy second at 9:40am

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Date: September 10, 2022 Called to order at 9:05am

Board Members Present: Jay Papp, Leatha Reid, Steve Kilian,  
Michael Rice, JR McCoy  
Not present was Tony Neace

Also Present: Dana Wigley, Park Manager

Secretary Report: Motion to approve by JR McCoy, seconded by Steve Kilian-carried

Treasurer Report: Given by Jay Papp for Tony Neace

Manager's Report: Given by Dana Wigley.  
\$1470 Dues Owed. These dues are being set up on payments.

New Cameras Running

Security Lights fixed

Extra Light by Putt Putt Golf is now operational

Lots still need cleaned up. (Owners have been contacted)

If you move, call Crawford County Treasurer to update your address

Pool will be open until September 17.

Unfinished Business: Paving/Sewer repair  
All cameras installed

Notice sent out to property owners that need their lot cleaned up.

New Business: Shower floor refinished: \$5497.80. Approved by the board

Members Questions or Concerns:

Lot 635 What dues going to increase too? Board will work on this.

Lot 219 - 220 Suggestion on a way to move property—E

signature..person would not have to be present.

Lot 334 Rust on Dumpster...Company looking into this.

Lot 280-281-282 Trees blocking Lights...trees need trimmed

Price on concrete for pickle court

People should be aware that dues are less at

Wildridge than surrounding areas.

Next Meeting: Regular Meeting November 12, 2022 at 9:00am at the shelter house.

Adjourn: Leatha Reid made a motion to adjourn, Steve Kilian seconded  
Adjourned

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Date: November 12, 2022 Called to order at 9:16am

Board Members Present: Jay Papp, Leatha Reid, Steve Kilian, Tony Neace  
Michael Rice and JR McCoy by Zoom

Also Present: Dana Wigley, Park Manager

Secretary Report: Motion to approve minutes by Ernie Hinkle, seconded by Leatha Reid-  
carried

Treasurer Report: Given by Tony Neace

Manager's Report: Given by Dana Wigley.

Unfinished Business: Paving/Sewer repair, Jay addressed that we are going to hold up on  
doing any additional with the sewer and work on the paving project.

New Business: Overview of the 2023 Budget presented. Tony Neace made a motion  
to approve budget as presented, Second by Ernie Hinkle-carried.

Members Questions or Concerns:

Lot 345 by Zoom had a question regarding wages.  
Also a question regarding recycling materials.

Next Meeting: Regular Meeting March 11, 2023 at 9:00am

Adjourn: Steve Kilian made a motion to adjourn, Ernie Hinkle second..  
Adjourned