

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: March 11, 2023 Called to order at 9:04am

Board Members Present: Jay Papp, Leatha Reid, Ernie Hinkle, Steve Kilian, Tony Neace and JR McCoy. Mike Rice by zoom.

Also Present: Dana Wigley, Park Manager

Secretary Report: Motion to approve minutes by Leatha Reid, seconded by Tony Neace-carried

Treasurer Report: Given by Tony Neace

Manager's Report: Given by Dana Wigley.

Unfinished Business: Jay Papp-Will be working with Chris Striegel looking at areas most needed for paving, will be doing this after the meeting to get an estimate for paving. Members need to clearly mark their lot numbers for a variety of reasons, visitors, emergency personnel.

New Business: We have been in contact with MAC corporation for a replacement compactor for the current Rumpke unit. Upon review and research we have found it financially beneficial to purchase a new compactor and contract the waste hauling vs lease a new or refurbished unit from Rumpke. We are able to purchase a new unit for \$33,265.00 not including tax from MAC (\$35,593.55 with tax) Estimates for same unit from Rumpke \$44,948.00 before tax (\$48,094.36) Lease option is for \$526.00 per month with 5 year contract, plus \$400 per dump to include 4 ton and \$45.00 per additional ton and additional fuel surcharge of +/- \$120.00/load.  
Ernie Hinkle made a motion to purchase compactor from MAC, second by Tony Neace, all in favor-carried.

Jay Papp discussed the quote to install fiber internet service in the daylodge, service area, and guard house by Orange Co. Fiber. Typically this install would be \$7500.00, however Orange Co. Fiber quoted and adjusted quote to install for \$2500.00. The monthly charge for this would be approximately \$550.00 per month, but would increase our system ability with camera's, inter-network connections to our buildings and equipment. Ability to add additional wireless access points to shelter house and pool area to increase bandwidth and usability.

Leatha Reid made a motion to accept, second by Ernie Hinkle, all in favor-  
Carried.

Discussions regarding a proposed increase by DMLO was discussed at which  
time Jay Papp advised he would call and speak with this and address  
some questions regarding some of the expenses associated with the  
account. This will be a tabled discussion at this time.

Members Questions or Concerns:

Social committee request to know if they could be allowed access to our  
website for advertisements and event updates. Jay ask them to speak  
with him after the meeting.

Dean Newcom-603 discussed about making the street between lots 99 and 67  
one way all the way to the shelter house.

Caroline Striegel-172 commented regarding a speed bump in the area of the  
shelter house to slow faster traffic in that area.

Kevin Matthews-93/94 by zoom- advised that he would support a one way  
street toward the shelter house.

Chris Noe 149 by zoom-awareness of the loose gravel on the roadway propose  
risk for those on bikes, carts and scooters.

Next Meeting: Regular Meeting April 8, 2023 at 9:00am

Adjourn: Leatha Reid made a motion to adjourn, Tony Neace second..  
Adjourned at 9:48am.

Minutes by: Dana Wigley-Manager

UPDATED MINUTES- ELECTRONIC PAVING & REPAIRS

On March 13, 2023 we received a quote from Striegel Paving which consisted of  
114,444 square feet of paving, to include 60 ton of stone and 1,275 ton of asphalt for \$174, 500.00. This  
quote was emailed out to all board members on March 17, 2023 and placed for an electronic vote by  
President Jay Papp, all approved-carried.

On March 20, 2023 we received a quote from Tony Robbins of TRC  
Construction for repairing four different areas needing attention which have deteriorated and need  
attention prior to any kind of paving work. These four areas were in front of Lot#27 grate drain in the  
roadway, Lot#504 where the ditch is washing roadway bedding, 618 ditch along roadway and roadway  
breaking off, and roadway corner at Lot#408. Lot member agreed to pay half of the expense of this repair  
as it directly effected his drive. The total for this estimate was for \$20,209.00. Lot 408 would issue a  
payment for \$1976.00 for half of repairs made, adjusted estimate would be \$18,233.00. A repair location  
map and estimate was emailed to the board for electronic vote by Jay Papp, all approved-carried.

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: April 08, 2023 Called to order at 9:08am

Board Members Present: Jay Papp, Leatha Reid, Ernie Hinkle, Steve Kilian, Tony Neace  
Michael Rice by zoom and JR McCoy unavailable

Also Present: Dana Wigley, Park Manager

Secretary Report: Motion to approve minutes by Tony Neace, seconded by Ernie Hinkle-  
carried

Treasurer Report: Given by Tony Neace

Manager's Report: Given by Dana Wigley.

Unfinished Business: Fiber internet will likely be installed after Memorial Day weekend, Jay  
will be getting with the accountant regarding fee changes.  
  
Dana Wigley advised that the pool deck project will begin around the  
first of May and is weather effected.

New Business: None at this time

Members Questions or Concerns:  
440-inquired about the pool pergola being restained/sealed  
188-qestion regarding internet at the shelter house and pool table  
surface.  
227-inquired as to the status of completing the sewer and also how  
many members are still on park power.

Next Meeting: May 13, 2023 @ 9:00am

Adjourn: 9:32am, Motion by Ernie Hinkle and seconded by Leatha Reid

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

Date: May 13, 2023 called to order at 9:00am

Board Members Present: Leatha Reid, Tony Neace, Ernie Hinkle, Michael Rice  
And Junior McCoy. Jay Papp and Steve Kilian excused.

Opening prayer given by Stephane McCoy.

Also Present: Dana Wigley, Park Manager

Secretary Report: Motion to approve by Tony Neace, seconded by Ernie Hinkle-all in  
favor-carried

Treasurer Report: Given by Tony Neace

Manager's Report: Paving, Striegel paving has plans to finish paving before the Memorial  
holiday weekend.  
Concrete designs starting on the pool deck June 5.  
New compactor installed on May 9, 2023.  
Orange County Fiber internet to be installed after Memorial weekend.

Unfinished Business: Jay Papp to contact DMLO regarding accounting charges/agreement next  
week.

New Business: No new business

Social Committee: Stephanie McCoy discussed signing up for volunteering and discussed  
reserving area for the food truck location.

Member Comments: Mark Doran 224, requested summary on the sewer from current back a  
few years.  
  
Beaver Riley 150-151, discussed sewer and park power

Next Meeting: June 10, 2023

Adjourn: Michael Rice made a motion to adjourn, Ernie Hinkle seconded  
Adjourned at 9:20am.

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

- Date: June 10, 2023 Called to order at 9:04am
- Board Members Present: Jay Papp, Leatha Reid, Tony Neace, Ernie Hinkle, Steve Kilian, Michael Rice and Junior McCoy
- Also Present: Dana Wigley, Park Manager
- Secretary Report: Motion to approve by Tony Neace, seconded by Ernie Hinkle-all in favor-carried
- Treasurer Report: Given by Tony Neace
- Manager's Report: The pool deck and shower house were finished on May 20<sup>th</sup>. and the total for those were \$36987.00, with the pool being \$30,450.00 and the shower house was \$6537.00.  
Paving for 2023 was completed May 25, 2023, it finished at \$174,500, and \$180.00 was budgeted.  
Update on the compactor loads was averaging around 6.2 ton.  
Fiber internet was installed at the Security gate and the office.  
Pool was opened for use on Memorial Day May 29<sup>th</sup>, and was delayed due to clean-up from coating.  
Discussion of Memorial Day operations, issues.
- Unfinished Business: Jay Papp thanked Chris Striegel and crew for the job on the paving.
- New Business: Elections: Members in good standing may submit a resume if interested in a board position. At this time Jay, Steve Kilian and Mikes 3 year term is up. Resume must be submitted and received by June 11.  
  
Speed bump: discussion by Jay Papp of why speed bump was located where it was due to public having a continual presence in that area accessing courts, shelter house, and that it was installed as an operational authority of the manager.
- Social Committee: Marijane Hargadon discussed the need for the new pool chairs, with the old ones being deteriorated there will not be enough for the members at the pool. Looking into purchasing 36 new resin chairs, but at the time do not have the funds for purchase. Looking at around \$5,000.00 for chairs. Junior McCoy after discussion made a motion for Wildridge to cover the expense of the \$5,000 for the chairs and the social committee would reimburse \$2500.00 as their money was available, but Wildridge would cover half. Junior Motion, Seconded by Leatha Reid,-Carried.
- Member Comments: 151-Beaver discussed limbs overhanging roads and possibly could damage boats, and ask that members keep their trees trimmed.

440-Shelly discussed the numbers falling over on the putt putt course.

54-Forrest addressed the renewal with the CD at Edward Jones.

174-Hasenour addressed the speeding car driving carelessly in the park.

149-Noe addressed possibly amending the violations/fees to be increased to deter offenses.

Next Meeting:

July 8, 2023

Adjourn:

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

Wildridge Association  
Board of Directors  
Meeting Minutes  
General Session

Date: July 8, 2023

Board Members Present:

Leatha Reid, Tony Nance, Jay Papp, Ernie Hinkle, Steve Kilian, Michael Rice, Junior McCoy

Manager: Dana Wigley - Excused

1. Call to Order
2. Secretary Report: Approved
3. Treasurer's Report: Approved
4. Manager's Report: Approved
5. Social Committee:  
Reported had a great 4th of July weekend for all members  
July 15th - Music at the pool  
July 22 - Bingo  
July 29 - Corn Hole Tourney  
August 5 - Back to school
6. Old Business:  
Lot Hygiene  
Accountant Fees being worked on
7. New Business:  
Annual Election: No resume submitted. Kilian, Reid, Rice will continue on the board  
Steve Kilian: Board member suggested that the board has an executive session before every meeting so board members are aware and can discuss what is going to be discussed or voted on at the general meeting. Kiiian made a motion that the board has executive meetings before each general meeting. Motion passed.
8. Comments from members:  
Lot 151: Trees hanging over the road need to be trimmed. Trees in Wildridge that are dead need to be taken down.  
Lot 149: Ask if Wildridge could put in a storm shelter  
Lot 54: Stated he felt board members and manager should attend all meetings unless illness or death in the family.
9. Next meeting will be the Annual meeting on August 12th at 9:00 a.m. (Shelter House)
10. Adjourn General Session

Wildridge Association  
Board of Director  
Meeting Minutes  
General Session

**Date:** August 12, 2023 Called to order at 9:02AM

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

**Also Present:** Dana Wigley, Park Manager

**Moment of Silence in remembrance of lost members**

**Pledge of Allegiance**

**Introduction of Board Members**

**Secretary's Report:** Motion to approve by Tony Neace, Second by Ernie Hinkle, all in favor-Carried

**Treasurer's Report:** Given by Treasurer Tony Neace

**Manager's Report:** Given by Park Manager Dana Wigley. Currently \$3200.00 out on 2023 dues with members on payment arrangements. Crawford County EMA director was contacted regarding the county severe weather siren. They are currently awaiting the written certification approval to move on with the installation. Verbal approval has been given, but cannot be utilized to proceed. Members who have changed addresses or moved are reminded to contact the office and Crawford County Assessor and update their address for tax documents. We recently had

**Unfinished Business:**

**New Business:**

**Comments from Members:**

**Next Meeting:**

**Adjourn:**

Wildridge Association

General Session  
Minutes

September 9, 2023

Board Member:

Jay Papp - President

Tony Neace -Treasurer

Ernest Hinkle - Director

JR McCoy - Director

Leatha Reid -Vice President

Steve Kilian - Secretary

Michael Rice - Director

1. Call to order
2. Secretary's Report            Approved
3. Treasurer's Report            Approved
4. Manager's Report
  - a. Pool Close on September 10th
  - b. Poker Run - Temporary Cart Permits
  - c. Leaves outside the Road  
Sticks in a separate pile from leaves
5. Old Business
  - a. Lot Clean Up
  - b. Siren - Waiting on it to be installed

6. Social Committee
  - a. Great Labor Day Weekend
  - b. Halloween October 14
  
7. New Business
  - a. None
  
8. Comments from Members:
  - a. Plan for fixing Snail in Playground? Lot 440
  
9. Next Meeting - October 14 at 9:00 a.m.

Wildridge Association

General Session

Minutes

October 14, 2023

Board Members Present:

Tony Neace	Treasurer
Ernie Hinkle	Director
Junior McCoy	Director
Steve Kilian	Secretary
Michael Rice	Director

1. Call to Order
2. Secretary's Report                      Approved
3. Treasurer's Report                      Approved
4. Manager's Report
  - a. Reported the storm siren should be setup by the end of the year
  - b. 707 - 708 Repair work completed. Drain under road completed. \$1124.29
  - c. Leaves keep out of drainage pipes
  - d. Disconnect water from your camp
  - e. Snail being fixed on the playground
5. Old Business
  - a. Encourage lot owners to clean up their property
6. Social Committee
  - a. turned in financial report

b. plans to build restrooms at shelter house

7. New Business

a. None

8. Comments from Members:

a. Lot 54. Asked when water will be shutoff. Target date is November 1.

b. Lot 150 - 151. Thanked the Social Comm., Board of Director, Employees and staff for what they do.

Next Meeting: November 11, 2023 @ 9:00 a.m.

**Wildridge Association  
General Session  
Agenda**

**Date: November 11, 2023 (9:00 a.m. @ the Wildridge Office)**

Board Members Present

Jay Papp, President (lots #312&575)

Steve Killian Secretary (lot #221)

Ernest Hinkle, Director (lot #287)

Harry “Junior” McCoy, Director (lot #49)

Michael Rice, Director (lots #579&589)

Leatha Reid, Vice President (lot #332)

Tony Neace, Treasurer (lots #221&222)

Park Manager

Dana Wigley

Guests / Visitors

None

1. Call to Order

2. Secretary’s Report

- Previous Meeting Minutes

3. Treasurer’s Report

4. Social Committee Reports

5. Manager’s Report

6. Old Business

- Lot Hygiene
- Tornado Siren

7. New Business

- Budget Approval

8. Comments from Members

9. Next Meeting will be March 9, 2024 @ 9am at the Shelter House

10. Adjourn General Session