

Date: March 8, 2025

1. Call To Order
2. Secretary's Report - None
3. Treasurer's Report - Approved
4. Committee Report
  - A. Social Committee - None
  - B. Lifestyle Activities - None
5. Manager's Report
  - A. Replace Washing Machine - \$2,291.97
  - B. Gutters on Day Lodge Replaced
  - C. Renovated Mailboxes
  - D. Purchased Salt Spreader
  - E. Water Turn On Depend on the weather
6. Unfinished Business - None
7. New Business - Check on Pool Deck to determine if needs a new coat
8. Comment from Members
  - A. Lot 476 - Is there a plan to replace change maker  
Replace Ping Pong Paddles - Dana replaces  
PickleBall Court on Tennis Courts a Possibility?
  - B. Lot 267 - Liability on People Playing Tennis, etc...Wildridge not Responsible
  - C. Lot 406 - What are the Expectations on Security Guards as far as members property?
    1. Guards check on Lots
    2. Call if Damage to a Property
  - D. Lot 619 - Is there discussion on changing quiet time?  
Why are the tennis lights on all the time? (LED lights and lights up the area

Next Meeting: April 12, 2025 9:00 a.m.

Date: April 13, 2025 8:00 a.m. Wildridge Association Executive Session

Board Members Present: Jay Papp Steve Kilian Ernest Hinkle Michael Rice  
Leatha Reid

~~Tony Neace~~ (not present: Harry "Junior" McCoy)

Park Manager: Dana Wigley

1. Call to Order
2. Discussion on Damage to Lot 98 & 99 & 152
3. Meeting with lot owner 98 & 99 to discuss the damage amount  
approximate payment: 98 & 99: between \$2000 and \$2500  
152: \$450
4. Before issue a check, get a letter from the attorney stating that after  
amount paid, Wildridge is not responsible for any further damage or payment

Date: April 13, 2025 9:00 a.m. Wildridge Association General Session

Board Members Present: Jay Papp Steve Kilian Ernest Hinkle Michael Rice  
Leatha Reid

Tony Neace (not present: Harry "Junior" McCoy)

Park Manager: Dana Wigley

1. Call to Order
2. Secretary's Report: Approved
3. Treasurer's Report: Approved
4. Social Committee Reports: None
5. Manager's Report:
  - A. Water Turned on March 24
  - B. Wind Damage: Basketball Court/Tennis Court pole replaced
6. Old Business:
  - A. Check on Pool Deck
7. New Business
  - A. Lot Hygiene
  - B. Talked to Striegel about paving roads - determine are to be paved
8. Member's Comments
  - A. Lot 54 - suggestion putting money in a mone market - that was done
  - B. Lot 550 - who pays for resurface of the pool deck - is it in the budget?  
Company will inspect surface - Maintenance do the resurfacing
  - C. Lot 220 - Is Wildridge responsible for injury on tennis courts ?  
Wildridge has liability insurance
9. Adjourn General Session Next Meeting: May 10, 2025 at 9:00 a.m.

Wildridge Association

General Session

May 10, 2025

1. Call to Order
2. Secretary's Report - Approved
3. Treasurer's Report - Approved
4. Social Committee
  - A. Derby Party half pot will carry over to Memorial Day weekend
  - B. Collected \$88 at Derby Party - Deposited in Social Comm. Account
  - C. Close out Social Comm. account and put in Social Comm. Account thru the office
5. Manager's Report
  - A. Cover off pool - Getting pool ready
  - B. Basketball Court - New Pole
  - C. Jeep being fixed - \$4,180 from insurance
  - D. Lot Hygiene - members being contacted that need to be cleaned up.
6. Old Business - Lot Hygiene
7. New Business
  - A. Paving - Front gate area, Day Lodge Area, Various Roads
  - B. Election of Board of Directors --McCoy and Hinkle are positions open
8. Comment from Members
  - A. Lot 440 - was pool deck estimate given. Dana will check on what materials are needed. Maintenance crew will due repair.
  - B. Lot 556 - Make people clean their lots - Why not made to clean up their lots?
  - C. Lot 150 - 151 - Glad Tommy is back
  - D. Lot 149 - Loud and Vulgare music being played in golf carts
  - E. Lot 619 - Drain Problems....working with Dana
  - F. Lot 287 - All lots should have lot number posted on the cabin

Next Meeting - June 14, 2025

Wildridge Association

Executive Session

May 10, 2025

1. Call to Order

2. Secretary's Report Approved

3. Executive Business

A. Lots 98/99 - No estimate given on damage

B. Lot 619 - Drainage Problem

C. Check on Programs for Background Checks

D. McCoy and Hinkle positions on board up for election in August

E. Paving - Curve and gate area ....Remaining roads that need repaired.

Next Meeting - June 14, 2025

Wildridge Association

General Session

June 14, 2025

Minutes

1. Call to Order
2. Secretary's Report: Approved
3. Treasurer's Report: Approved
4. Social Committee Report:
  - A. Social Committee Money transferred to an account in the Wildridge Office.
  - B. Social Committee Calendar will be updated.
  - C. June 28 – Celebration of Life in honor of Butch Reid
5. Manager's Report
  - A. Pool opened May 23
  - B. Basketball court lights to be installed when weather permitted
6. Old Business
  - A. Lot Hygiene – Dana has contacted different lot owners about cleaning up their lots
7. New Business
  - A. Paving – Areas to be paved to be determined.
  - B. 3 members running for the board of directors
8. Comments from Members
  - A. Lot 704 – ticket for underage driving golf cart – ticket issued  
Explained the rule to member and what the fine was and is now.  
\$ 30 is what lot owner will pay  
As of June 14, written warning 1<sup>st</sup> offense. 2<sup>nd</sup> offense will be \$100 fine.
  - B. Lot 150-151 - Electric meters that are on park electric . Removed 10 or more to save park money.
  - C. Lot 170 - Scooters in the park driven by young kids – Suggestion that each scooter has a red flag so can rider can be seen.
  - D. Lot 308 -309 - Owner expressed how he supports the rules of Wildridge
  - E. Lot 250 - Kids driving with their parents that are not 12 years old or older.
  - F. Lot 224 – discussion on having two campers on one lot

Next Meeting: July 12, 2025

Wildridge Association

General Session

Agenda

Board Members Present: Papp, Kilian, Hinkle, Rice, Reid, Neace

Park Manager: Wigley

1. Call to Order
2. Secretary's Report: Approved
3. Treasurer's Report: Approved
4. Social Committee Report
  - A. Account Balance - \$15,895.70
  - B. July 19 – Bake Auction, Paint Party
  - C. July 25 – Bingo
  - D. Replace Putt Putt Obstacles
  - E. Checking on Price of Pool Chairs
5. Manager's Report
  - A. Lights on Basketball Court done
  - B. Asking Members to help keep pool area clean
6. Old Business
  - A. Lot Hygiene – Clean lots and dead trees
  - B. Working on Paving – start in the fall
  - C. Election – 3 members applied
7. New Business – None
8. Comments from Members
  - A. Lot 440 – asking if broken swings can be replaced
  - B. Lot 332 – asking if bike rack can be fixed
  - C. Lot 128 – would it be possible to put a mirror at the dumpster to make it easier to see leaving...would it be possible to paint the concrete by the mailboxes yellow
  - D. Lot 299-300 – All sewer caps need to be looked at
  - E. Lot 619 - Sewer bill credit - waiting on person to contact the office ....asking if all carts should have stickers ...the storm sewer by tennis courts needs to be fixed
  - F. Lot 598 – can the wildridge website be updated?
  - G. Lot 435 – are there fines given out for not cleaning up lots?
  - H. Lot 543 – Any more thoughts are doing background checks for new members?

Next meeting: August 9<sup>th</sup> in the Shelters House: 9:00 a.m.

Wildridge Association

Executive Session

Agenda

Board Members Present: Papp, Kilian, Hinkle, Rice, Reid, Neace

Park Manager: Wigley

1. Call to Order
2. Checking on Replacing the following items:
  - a. Putt Putt obstacles
  - b. Chairs and Umbrellas at the pool
  - c. Kids swings
3. Paving and Concrete – Getting Estimates
4. Gate Arms – getting Estimates

Next meeting: August 9<sup>th</sup> in the Shelters House: 9:00 a.m.

August 9, 2025

Annual Meeting

General Session

Board Members: Papp, Kilian, Hinkle, Rice, Reid, Neace

1. Call Order
2. Moment of Silence
3. Pledge of Allegiance
4. Introduction of Board Members
5. Secretary Report: Approved
6. Treasurer Report: Approved
7. Social Committee Report: None
8. Manager Report:
  - A. 50 Closings 44 building permits
  - B. 13 lots on payment plan
  - C. 2 fines dumpster 4 underage driving warnings, 1 noise violation
  - D. Painted concrete on entrance yellow
  - E. After Labor Day. pool deck inspected
9. Old Business
  - A. Lot Hygiene
  - B. Paving - working on quotes
10. Election Results: Monty Landreth Jr. Mike Ketron
11. New Business: None
12. Comments from Members
  - A. Lot 54 - instead of Annual meeting, call meeting a regular meeting
  - ◆ Lot's 150-151-302-485: Explained why could not vote after purchasing lot 302-485

- C. Lot 543: Ask about doing background checks on new members
- D. Lot 406: ditch not draining across the street from lot 406
- E. Lot 543: Ask about Background checks
- F. Lot 619: ask where the fine money is in the budget      ask can shelter house be cleaned
- G. Lot 93-94: ask if electric bikes are a motor vehicle - should they have stickers?
- H. Lot 300: ask who is up for election in 2026
- I. Lot 289: ask who determines who is responsible for giving out notices on lot cleanup
- J. Lot 81: ask if any thoughts on running the election a different way
- K. Lot 578: ask if by-laws could be updated
- L. Lot 281: Where are cameras located?    shelter house, bball ct, playground, pool, day lodge, dumpster, gate, (putt putt not installed yet)

August 9, 2025

executive Session

Board Members: Papp, Kilian, Landreth, Ketron, Rice, Reid, Neace

1. Call Order

2. Secretary Report: Approved

3. Officers for 2026

President: Papp

Vice - President: Kilian

Secretary: Ketron

Treasurer: Neace

Members: Landreth, Reid, Rice

4. Paving and Concrete Work: \$140,000 in budget

Approximate Bids: Front gate: \$19, 250      Day Lodge: \$23, 890      Playground: \$6, 950

Total Remaining: \$89,190

5. Comments from Annual Meeting: None

6. Working on camera placement



## Board of Directors Meeting September 13, 2025

**Board members present-** Jay Papp, Steve Kilian, Mike Ketron, Leatha Reid, Monty Landreth, Mike Rice

Absent – Tony Neace

**Also Present** - Dana Wigley, Park manager

**Secretary's report – Minutes from previous month** – Mike Rice made motion to approve, Mike Ketron second, carried.

**Treasurer's Report** – Jay gave report in Tony's absence....

The beginning balance in the Operating Funds were \$504,252.27 with an ending balance of \$463,727.53. The Capital Funds account had a beginning balance of \$238,426.05 and ended at \$239,161.96. Total funds available 08/30/25 is \$703,420.49.

**Manager's Report** –

- Dana addressed the pool pump going out forcing the pool to be closed for the year.
- Contacted Jesse Barber to check out pool deck prior to sealing.
- Day lodge concrete work is being done. Unforeseen conditions required more work than anticipated costing approximately \$7,500 more than originally expected.

**Old Business** –

Lot Hygiene – Looking at setting new rules to help Dana enforce the lot hygiene within the park. Dana will be working with the board as these new rules are established, and lot owners will be made aware of any changes.

Paving progress – Jay has made a map showing what streets have been done and which ones will be done yet this year, weather permitting if Striegel Paving can get to them.

Dana shared that after discussion with Chris Striegel that we will be pouring concrete in the area where the gate sensors are. This will make the paving in that area much easier and the concrete will last much longer than if we pave it. Jay added that we are looking at a new gate since as the current system is outdated, replacement parts are becoming difficult to find.

Leatha Reid made a motion to purchase the new gate system at an expense not to exceed \$12,000, Mike Rice seconded the motion, and it carried unanimously.

Jay and Dana met with fiber tech company on a conference call. They are requesting rights to install fiber that would require cutting streets. Discussions will be held in executive session.

Mike Ketron opened discussion regarding scooters. Several opinions were shared including to require the scooters to have a flag, lights, sticker and the rider to have helmets. It was also recommended that the scooters are only allowed to be ridden between dawn and dusk. The board will work on updated rule to be shared at the October meeting.

Monty asked about running background check on anyone buying a lot in Wildridge. Dana shared we have found a company to run them at \$20 per person. Discussion was held regarding the criteria of the background check. Recommendation was made to require a background check any time a new lot is purchased even if you already own a lot. The board will establish the guidelines of approving new owners based on the information disclosed on a background check and bring the information back to the October meeting.

#### **New Business – None stated**

**Member comments-** Robert Brink lot 450 asked a question putting something on Facebook to keep members up to date on issues. This brought up the discussion of trying to keep negative comments off the social media accounts. Mark Doran shared that the Wildridge Inside the Fence and Wildridge Addicts is intended to share information. He mentioned that they have in the past removed negative comments, but that was not received very well as some members felt they were being censored.

Also, Robert questioned having a spare pool pump with discussion about having one. Discussion followed of future options. Dana shared that the way the whole system at the pool was put in is incorrectly. He has talked to another company about the possibility that a new better system could be put in that would allow better options when something goes bad as well as saving us money on supplies.

Chad Scott shared some ideas on the pool to consider annual maintenances and other thoughts that would involve proactive actions.

Robert asked about the Jeep brakes squeaking leading to the discussion of the total maintenance cost of the Jeep. Chris Logsdon suggested that we consider leasing a new Jeep vs keeping our current one to minimize maintenance costs.

Chad Scott has requested a copy of the 2024 and YTD of the Profit and Loss. Jay is getting that to Chad.

Forrest Timberlake asked about when the paving/concrete was approved. He wanted to make sure the original financial commitment was being followed. Jay shared that everything being done was in the original plan.

Gary Hammond – Requesting an amendment to allow a building to be 18 ft tall since others already have that. Dana shared the current guidelines and why they are currently that way. After some discussion, Leatha made a motion to raise the height limit to 18 feet, but the motion died for lack of a second. More discussion followed, as well as some clarification and Leatha made a new motion, Steve Kilian seconded, and the motion passed unanimously.

Chris Logsdon questioned the current square footage guidelines. Beaver Riley shared the history of the current rules and there were no changes made at this time.

Kathy Grayson brought up the increasing number of cats running loose. It was noted that cats fall under that same rule as dogs as they are to be kept on the owner's lot or on a leash. There were some comments about possibly setting traps and Dana warned to NOT set traps when you are not going to be around to check them. We do not want to trap an animal and have it die in the trap.

**Adjourned** – Steve made a motion to adjourn. Mike Ketron second. Meeting adjourned at 10:55.

**Next Meeting** – Next meeting is October 11, 2025.



Board of Director Meeting Minutes General Session

General Session October 11, 2025

Meeting opened at 9:02

13 members present, 7 board members and Dana Wigley

Members present – Jay Papp, Mike Ketron, Monty Landreth, Leatha Reid, Mike Rice, Steve Kilian. Tony Neace (online)

Also present – Dana Wigley, Park Manager

Secretary Report – Mike Rice made a motion to approve. Leatha seconded. Motion carried.

Treasurer Report – Beginning balance Operating funds \$464,837.48 – Ending balance \$381,668.24

Capital Fund opening balance \$239,161.96 Ending balance \$239,945.46

Sewer bill 08/25 \$4,941.77 – 08/24 \$5,749.62

Total funds available - \$622,144.70

Social Committee report – Debbie Kessler shared all the events for this weekend. The last 50/50 is tonight.

Chili Cookoff 10/18 is the last event of 2025.

Current account balance is \$22,514.72

It was discussed a digital sign for the front of Day lodge at a cost of approximately \$10,000. The social committee has agreed 50% of the sign. There was discussion regarding the sign and more research will follow.

Debbie is asking for more volunteers to help on the social committee. If no one steps up there will not be Bingo in 2026 and other activities may be eliminated.

Manager Report – Jesse Barber came and looked at the pool deck. He identified one area that has settled a little and needs some attention. He will get Dana a quote for that. He recommends resealing the deck after next year.

The concrete work at the entrance will be going on this week. The second entrance lane and the exit lane will be completed.

The pool pump/repair company will be providing a quote and recommendation to Dana in the next few weeks.

Debbie Kessler asked if there was anything that could be done when they reseal the pool deck to make it less slick. We will request that from the company.

Old Business – Lot Hygiene- We have a couple lots that are being addressed that need immediate attention.

Paving will not be done this year. It will be done in the spring.

Scooters – The board has decided to not make any new rules, but to ask the parents to educate their kids about how to be safe around all the cars and golf carts.

Background checks – We are working with the attorney on this as we have found we have to be very careful just implementing a vague rule.

New business – Budget - The board will be meeting to set the 2026 budget and it will be brought for approval at the November meeting.

Comments from members –

Mark Doran Lot 224 asked if the paving for next year would include both years allotment. Jay confirmed that it will. Mark asked if there were anything new is being addressed in the budget. Jay mentioned that we are looking at options regarding the security Jeep.

Debbie said that she doesn't have any updates from the Social Committee

Kathy Grayson -Lot 170 Asked a question regarding the treasurer report and the balance as to why the social committee money was included. It was explained that this is totally separate money and is ran separate from the Wildridge funds.

Mary Olinger Lot 435 – Asked regarding maintenance crew and leaf removal in the ditches and around the drainpipes.

Dana will ask the crew to try to keep on eye on those areas.

Jay noted that one of the maintenance employees has left employment and It has not been decided if that position will be filled now or in the spring.

Alex Thompson Lot 303 – addressed the property next to his lot. This lot is one that the board is addressing in the lot hygiene area. Alex noted that they are having problems with snakes and mosquitoes.

Jay said that we can clean up/demolish the entire property at the lot owners' expense if they don't correct the problem.

Shelly Lot 440 – Asked if they paving would be completed next year. Jay thinks it should be but could possibly run into 2027.

Shirley Hilgert Lot 617 – Lot 98/99 where the Jeep hit the lot. She wonders is our insurance is adequate...which it is. The lot owner is doing other work on the property, and we are working with them to get that done.

She also asked about the grate to be put in down by the shelter house. Dana shared that the grate is being completed.

Tim lot 303 – Asked why the social committee would be responsible for the sign. Jay shared that the current sign was put up by social committee

Debbie Kessler – Questioned the social committee calendar in the current format. Jay is going to work with Debbie to get a different version that is easier to use and can get it out to members. She really needs volunteers to be able to get things done.

Mike Reid made a motion to adjourn, Leatha second

Meeting adjourned at 9:53.

### **Board Members**

**Jay Papp, President Steve Kilian, Vice-President Tony Neace, Treasurer**

**Mike Ketron, Secretary Leatha Reid, Director Mike Rice, Director**

**Monty Landreth, Director Wildridge Park Manager – Dana Wigley**

### **Board Members**

**Jay Papp, President Steve Kilian, Vice-President Tony Neace, Treasurer**

**Mike Ketron, Secretary Leatha Reid, Director Mike Rice, Director**

**Monty Landreth, Director Wildridge Park Manager – Dana Wigley**





## General Session November 8, 2025

Meeting opened at 9:00

12 lot owners present, 6 board members and Dana Wigley

Members present –Mike Ketron, Monty Landreth, Leatha Reid, Mike Rice, Steve Kilian. Tony Neace (online)

Members Absent – Jay Papp

Also present – Dana Wigley, Park Manager

Steve Kilian presided over the meeting in Jay Papp's absence.

**Secretary Report** – Leatha made a motion to approve. Monty seconded. Motion carried.

**Treasurer Report** – Beginning balance Operating funds \$383,009.68 – Ending balance \$298,666.44

Capital Fund opening balance \$239,945.46 Ending balance \$240,728.96

Sewer bill 09/25 \$5,586.06 – 08/24 \$5,733.40

Total funds available - \$622,144.70

**Social Committee report** – Debbie Kessler shared all events were successful for 2025. New planning will start in February for 2026.

Debbie is asking for more volunteers to help on the social committee. If no one steps up there will not be Bingo in 2026 and other activities may be eliminated.

Questions were asked regarding the monitoring of the social committee account. Debbie shared that is public for anyone to look at and there is a \$22,000 balance in checking account.

**Manager Report** – Steve shared that Dana has turned in his resignation and the search will begin immediately for a replacement.

Dana reported that all the concrete work has been completed at the front gate. Reported the lift station motors had to be replaced due to one being locked up and the other was not working to capacity. We got the company reseal the lift station to minimize the infiltration. The total cost for this was \$4,886.00.

Due to the weather forecast, water turnoff took place, and all water is now turned off.

Pool repairs – The specialist from the pool company will be coming to provide a quote.

Discussion took place regarding Lot 304. Dana spoke with the lot owner, and they said they will at Wildridge today, November 8<sup>th</sup>. If they do not show up and start cleanup a certified letter will be sent, and fines will begin to be assessed.

Paving is done for 2025. No more paving will be done until spring of 2026.

Background check – The board is still considering how to implement this policy.

**New Business** – Budget has been completed with no dues increase for the 2026 season.

We had an excess of approximately \$55,000 from 2025 which will help offset any unforeseen expenses of 2026.

**Comments from members-**

Robert – Lot 451 asked how many lift stations there are and asked if the lot owners could see the budget which he was told they can.

Lot 444 asked how much lift station motors cost. Dana said they are about \$4,900 each.

Boyer – Lot 406 – Brought up lot 304 and asked if we can monitor this winter to make sure it gets done. She was reassured that it will be done.

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Chad Scott lot 300 – Asked when the manager position will be posted and what the next step will be to hire a new manager. Also asked about the process of lot owner communication during the winter while the board is not having public meetings.

Debbie Kessler shared that the social committee is going to table the digital sign at this time.

Shirley Hilgert lot 619 – Questioned that security allows vendors to come in. Discussion was held who can come in and who shouldn't. This is an isolated case that hasn't happened before that anyone is aware of.

Lynn Scott – lot 300 asked how gate cards are monitored. Dana shared if someone other than a lot owner has a card, it has been given to them by someone in the park.

Shirley asked about a sewer credit and Dana shared that it has not been received.

Mark Doran thanked the board for working to get a surplus.

Meeting adjourned at 10:05 am