

To: The Boulders at Wilderness Ridge Townhome owners
From: Stephanie R. Hupp, Secretary
Re: Minutes from March 26, 2007, Association meeting
Date: March 29, 2007

Members in Attendance: Jim Bunz, Sandy Bunz, Steve Klassen, Tracie Klassen, Kent Powers, Kay Powers, Bob Hoback, Carla Hoback

1. Association name change. The Declaration recited the association name of Rokeby Road Townhomes Association. The members approved a name change to The Boulders at Wilderness Ridge Townhomes Association. Bob indicated he would sign the Amendment to Declaration after prepared by Stephanie. Stephanie will cause it to be filed at the Register of Deeds and be reimbursed for the cost by the Association.
2. Monthly Assessment. The members agreed the monthly assessment should include the following costs: mowing, snow removal, window cleaning, water bill for sprinklers, electricity for well operation, garbage collection, costs incurred by the Association, legal costs, misc. contingency fund.
3. Mowing. The members agreed to employ Lawn Pro for mowing services according to their bid. Lawn Pro was contacted at the meeting by Kent and Bob and the details were worked out.
4. Association liability policy. Bob suggested that we consider a liability policy for the common areas. While it may be a remote possibility that we would need it, Steve agreed to look into the cost of obtaining liability insurance. He will report back.
5. By-Laws and Articles. The By-Laws and Articles were discussed. Some modifications were agreed to. The By-Laws and Articles were approved with the modifications. Stephanie will make the modifications and route the documents to the Directors for signatures. She will also cause the Articles to be filed once the Amendment to Declaration is filed to formally change the name. Stephanie will be reimbursed for the cost of filing the Articles of Incorporation.