

To: The Boulders at Wilderness Ridge Townhome Board of Directors  
From: Stephanie R. Hupp, Secretary  
Re: Minutes from December 27, 2007, Board of Directors meeting  
Date: December 29, 2007

Directors in Attendance: Jim Bunz, Stephanie R. Hupp  
Steve Klassen absent

Also in Attendance: Sandy Bunz

#### 1. Covenants

A. How communicated to new residents. There was a question if the new Members had each received a copy of the covenants from before or at closing of the purchase of their residence. We need to contact the new Members and see if they have received a copy of the Covenants; otherwise, a copy will be given to them by the Board of Directors.

B. Enforcement. There has not been an issue of violation of the covenants yet. In the event of a violation of the covenant, it was decided that we would first confirm the offending Member had a copy of the Covenants, and if not, would be provided a copy of the Covenants. Then, they would be notified in writing of the nature of violation and requested to cure it before any litigation to enforce the covenant would be started.

#### 2. Finances.

A. Steve provided the 2008 budget. However, we could not approve the budget without having a year-end disclosure of income and expenses. The Board will ask Steve to prepare the year-end disclosure.

B. The last few months Steve has requested an early payment of the monthly assessment. The Board will ask Steve if he would prefer that we establish an earlier date the assessment is due.

3. H2O problems. The Board decided to set a meeting with the Board of Directors, Bob Hoback and Scott to determine who is in charge of the water. Bob says that Scott is in charge, but Scott won't do anything without Bob's permission. We will set a meeting to discuss it and get to the bottom of it.

4. Lawn service. We generally approve of the lawn service provided by Lawn Pro in 2007. Jim will call and get a bid for 2008 service.

5. Street trees. Bob Hoback told Stephanie that he was waiting to plant the remaining street trees for the occupied residences until Spring.

A. Entrance beautification. Nothing has been done yet regarding the entrance. It was the Board's understanding that Bob intends to beautify the entrance once he completes the unit nearest the entrance. That unit has not been completed yet. We will wait and watch.

6. Developer concerns. Jim attended the north association's meeting to observe. They have had significant difficulty in getting the developer to maintain common areas and be cooperative. We will monitor.

#### New Business.

A. Meeting notices. It would be helpful if in the e-mail meeting notices to our Members that we specifically identify the nature of the meeting i.e. social or business.

B. Window washing. Twice per year will continue. If Members would like more frequent exterior washing or interior washing, the provider is available.

C. 911 service. We still have not straightened out our location with the City officials. Stephanie will contact the County Assessor/Register of Deeds and try to straighten out our zip code in the emergency data base and address that we are city, and not rural. It is believed we did not get city snow removal during these first snowfalls of the season.

D. Snow removal. We are requesting snow removal by 6:00 a.m. on days of snowfall. If snow continues through the day, we request a 2<sup>nd</sup> removal later in the same day at the Association's cost.

E. Renewal with Secretary of State. Stephanie believes there is a renewal coming due. She believes that we will receive a written notice. We are to be vigilant to maintain our corporate status.

F. Re-election of officers. It was decided the 3 current Directors should maintain their offices for another year, now that we are starting to figure out what to do. An annual meeting will need to be called with the Members to re-elect the Board.