

To: The Boulders at Wilderness Ridge Townhome owners
From: Stephanie R. Hupp, Secretary
Re: Minutes from February 5, 2008, Association meeting

Members in Attendance: Jim Bunz, Steve Klassen, Tracie Klassen, Kent Powers, Kay Powers, Stephanie Hupp, Heather Elton, Darian Ameli, Kent Reckewey, Kristine Reckewey

1. New Resident Introductions. None.

2. Covenants. Some of the Members have not previously received a copy of the Covenants regarding the Association. Stephanie will make copies of the Covenants and provide them to Members that have not received them yet.

A. Review of board meeting of 27 December. The Board of Directors had a meeting on December 27. The Members were generally advised of the discussion and decisions made. Most of the items of discussion are listed below.

B. Prior authorization for work. A bill was presented to the Board by Scott for work that Bob authorized or requested regarding the winterization of the sprinklers. The Board will pay the bill. However, it was determined that the Board will not automatically pay bills in the future, and if anyone, including Bob, wants work done for the benefit of the Association the work and fee needs to be approved by the Board.

3. Finances (Steve). Steve presented the 2007 accounting on income and expenses. We ended up with \$98.12 left in the bank at the end of the year. Based on the year-end figures and 2008 budget, that was also presented, it was recommended and approved that monthly dues would remain at \$100 per unit. The 2007 accounting and 2008 budget were both approved. We have no umbrella insurance yet for the common areas. Steve has priced it, but has not purchased anything yet.

4. Developer Concerns

A. Water Problems. There is a universal problem with the occupied units of standing water in each back yard. It was discussed about what the nature of the problem may be (grading, etc) and the options for alleviating the problem (drain tiles, trenches for draining, etc.). Kent will contact Terri Johnston for an update on what she has done regarding surveys of the land taken as well as any progress she has made. Kent will also contact the City to help identify whose responsibility it is (the developers, the homeowners, or the City) and identify what options we have for relief. Kent will update the Members by e-mail. It was suggested that we reconvene the meeting in approximately 30 days for a report from Kent and take further steps as necessary.

B. Lawn and Snow Service. The Members agreed to employ Lawn Pro for mowing and snow services for 2008. Also, Lawn Pro offered to handle the watering for the occupied units. The Members discussed and approved authorizing Lawn Pro to handle the watering for the occupied units including winterizing, activating in the Spring

and checking the sprinklers, controlling the sprinklers and watering the established lawns. Bob or his designated agent will maintain control of the watering for new yards.

C. Trees and Entrance. We have spray paint on the curb indicating where our street trees will be planted by the City. They will be Northern Red Oaks of 1½" caliber to be planted by Campbell's at the end of February or early March. The individual Members can upgrade the caliber of the tree if they so choose at their own cost, but the tree would still be a Northern Red Oak. Bob previously indicated that the entrance would be worked on in the Spring when he completes the easternmost unit.

5. New Business.

A. Recycling (Kris). The Members generally approved the concept of Association recycling. Kris will price it and report back.

B. Election of Officers. The 2007 Officers have been retained by the Members. Jim Bunz as President, Stephanie Hupp as Secretary, and Steve Klassen as Treasurer.

C. 2008 Dues Structure. No need to adjust amount or due date.

6. Other. None.

Meeting was adjourned.