

To: The Boulders at Wilderness Ridge Townhome owners
From: Stephanie R. Hupp, Secretary
Re: Minutes from January 27, 2009, Association Annual Meeting

Members in Attendance: Jim Bunz, Kent & Kay Powers, Stephanie Hupp, Jerri Tomlin, Kent & Kris Reckewey, Vicky Volkmer, Heather Elton, Darian Ameli

1. Dues Increase.

Monthly Dues Increase. After a review of the 2008 Income and Bills and the 2009 budget, it was decided dues will increase to \$110 per month beginning March 1, 2009.

Special Assessment. It was decided a special assessment will be paid in the amount of \$125 per unit, due March 1, 2009. Apparently, the Treasurer has been operating 1-month behind since the Association was established, so the assessment is to catch us up.

2. Street trees.

The street trees were planted. We were reminded to continue watering the new trees.

3. Spring cleanup.

Spring cleanup will be hired out again this year, like it was last year. It is to cleanup the landscaping and get it ready for the Spring.

4. Maintenance renewals.

A. Snow and mowing. It was decided to retain the snow and mowing crew. For snow removal, it was decided that whenever there is 1" of snow or more, snow should be removed. It is preferred that removal occur at 6 a.m.. The last snow the crew arrived between 11 p.m. - 12 a.m., which was unacceptable.

B. Irrigation. It was decided not to use Scott anymore. He should be paid for the Fall winterization, but not be renewed. He has not been responsive to the requests of the Association. Jim will call Judson Irrigation to get a bid.

5. Budget 2009

The budget for 2009 was reviewed and approved.

The income and expenses for 2008 were reviewed and approved.

6. Election

The 2009 officers will remain the same:

Jim Bunz - President

Stephanie Hupp - Secretary

Kris Reckewey - Treasurer

7. Other issues

A. Water problems. We are continuing to have water problems. Bob is supposed to reevaluate the water situation in the Spring. City is still follow up with Bob on the vacant lot water problems.

B. Water bill. We have continued to receive water bills during the winter when the water is shut off. Jim is going to call the Water Company and confirm if this is a service charge, or let us know if there is a water leak somewhere that needs to be checked and/or repaired.

C. Property tax increase. All of the units were notified of a property tax increase. Stephanie has already made a contact at the County Assessor's office to pursue a protest. She will see if she can deal with the County Assessor's office collectively on behalf of all of the homeowners, or if it is an individual effort, and will notify the Association members accordingly.

Adjourned.