

To: The Boulders at Wilderness Ridge Townhome owners  
From: Stephanie R. Hupp, Secretary  
Re: Minutes from July 22, 2009, Board of Directors meeting

Members in Attendance: Jim Bunz, Sandy Bunz, Kent Powers, Stephanie Hupp, Kent Reckewey, Kris Reckewey

1. Bills.

A. Jim and Kris determined the bills being paid for water, fertilizer, and mowing for the easternmost unit that has been sold with a new owner moving in soon.

B. Kent submitted bills for reimbursement to him for purchasing the parts for fixing the sprinkler system and for the fence built around it. Kent advised the Board that Bill Nydahl had built the fence for us without submitting a bill. The Board approved a \$50 gift card to Bill in appreciation for his time and effort. Kent's total for the bills was \$420. The Board approved reimbursing him.

2. Property Tax Protest. Stephanie advised the Board and others in attendance that her informal protest of the property tax was successful. Her tax valuation decreased \$25,000. ☺

3. Timely payment of dues. Kris reported it is not a substantial issue, but some dues are coming in up to 7 days after the 1<sup>st</sup>. We have a little cushion now in the bank account due to the increase in monthly assessment. It would be best for everyone to submit their dues as close to the 1<sup>st</sup> as possible.

4. Judsons Irrigation. There was a question posed if we are happy with Judsons or if we should consider a bid from Matt Hillyard. The Board is considering keeping Judsons for another year. The decision was to raise it with the next full Association meeting.

5. Gary Tomlin submitted an e-mail with suggestions for reconsideration on spring clean up, window washing, snow removal and sprinkler inspection. It was discussed that the newer members do not have the background on some of these previous decisions. The decision was to raise it with the next full Association meeting to explain how we made the previous decisions and have the Association vote on any changes.

6. The next Association meeting will be in mid-September to welcome our new members and vote on issues raised at the Directors meeting. We will also provide a list of the providers we use for lawn care, irrigation and trash. In the event any individual member has issues or concerns with the providers, they can contact the providers directly.

Meeting was adjourned.