

To: The Boulders at Wilderness Ridge Townhome owners
From: Stephanie R. Hupp, Secretary
Re: Minutes from November 17, 2009, Association meeting

Members in Attendance: Jim Bunz, Sandy Bunz, Stephanie Hupp, Kris Reckewey, Bill Nydahl, Jerry Tomlin, Roger and Marnie Moody, Russel Bradley

1. Financial.

We had an unusual expense in an \$1,100 water bill due to a leak. The last few months we have been short and we still owe on the lawn bill. Kris believes it will work out for 2009. However, each month there is a bit of a cash flow problem based on when bills are due and when the dues are paid by the Association members. There was a discussion on how to alleviate the cash flow problem.

For 2010, instead of paying monthly dues, we are now assessing dues twice per year. On January 1, each unit will pay \$660 and on July 1, each unit will pay \$660. There will not be an increase in the dues amount, only this adjustment on making payments biannually instead of monthly.

2. Snow removal. There was a discussion on snow removal, which was revisited from last winter. The members in attendance agreed to table the discussion to the January meeting. We should have a few snows to see how the removal system is or is not working.

3. Window washing. There was a discussion on whether window washing was a necessary association expense. The members in attendance agreed to table the discussion to the January meeting.

4. Directors. Kris Reckewey was approved to replace Steve Klassen, as a director, for the purposes of the corporate documents.

The next meeting is anticipated to be in January.
Meeting was adjourned.