

To: The Boulders at Wilderness Ridge Townhome owners
From: Stephanie R. Hupp, Secretary
Re: Minutes from February 2, 2010, Association Annual meeting

Members in Attendance: Jim Bunz, Sandy Bunz, Stephanie Hupp, Kris Reckewey, Kent Reckewey, Jerry Tomlin, Marnie Moody, Russel Bradley, Terry and Vicky Volkmer

1. Minutes of the 11/17/09 meeting were approved

2. Financial/Dues.

We adjusted to paying dues twice per year. It is possible we may need to assess the July 1 payment early depending on continuing snow costs and anticipated lawn care costs. It is possible we may need a special assessment as well. We are \$500 behind right now.

3. Concerns/Discussions.

A. Window washing - There was a question on whether we should switch providers. Sandy will talk to the provider about the quality. If the Spring washing is acceptable, we will continue with this provider. If not, we may switch. It was agreed upon that we will continue with twice per year.

B. Spring cleanup. It was agreed to hire it to be done again for all units.

C. Snow removal. There was a discussion on snow removal, which is an ongoing issue. There was approval for a second snow removal in circumstances where we have significant drifting or when the City plows ours driveways closed. It was agreed to be determined at Jim's discretion.

D. Water situations. We are using Judsons. The water leak was identified and seems to be under control.

E. Lawn maintenance. Jim received new bids. It was agreed to keep the same provider.

4. Election of 2010 officers. Jim Bunz will remain President. Stephanie Hupp will remain secretary. Terry Volkmer will replace Kris Reckewey, as Treasurer. The Treasurer transfer is to be completed by July 1 with the transfer of the bank account and bonding.

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