

To: The Boulders at Wilderness Ridge Townhome owners
From: Stephanie R. Hupp, Secretary
Re: Minutes from December 5, 2011, Association Annual meeting

Members in Attendance: Jim Bunz, Sandy Bunz, Stephanie Hupp, Marnie Moody, Bill Nydahl, John and Sharlene Ragsdale

1. Minutes of the 2/23/11 meeting were approved
2. Election of 2012 officers. Jim Bunz will continue as President. Stephanie Hupp will continue as Secretary. Marnie Moody was approved as the new Treasurer.
3. Financial/Dues.

Marnie presented the income and receipts for 2011 thru December 5, 2011. Jim will request an itemized statement from Judsons. There was a charge of \$1619.30 and there was discussion whether it is an Association expense or the individual expense.

We will continue the same rate of dues at \$660 at the same interval of January 1 and July 1. Members can make other arrangements with Marnie if they prefer.

4. Concerns/Discussions.

A. Entrance sign. Stephanie is going to look into the assessment of any cost for the entrance sign against the bank as the owner of the vacant lots. We have reviewed proposals. Jim is going to follow up with additional proposals from the same company.

B. Spring cleanup. This was tabled to the Spring. There is interest in locating a different provider with more knowledge of what we need for the landscaping that we have.

C. Snow removal. We have only had 1 snowfall so far. Removal was good. The request is to have the snow removed by 7:00 a.m. for those who work early in the morning.

A secondary question was on the assessment of snow removal for 2312 Rokeby. The unit is vacant but is owned by Ron Minchow.

D. Helpful hint on smoke detector. If your high fire detector needs to have the batteries replaced, you can go to the nearest Fire Dept for assistance at no charge.

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