

To: The Boulders at Wilderness Ridge Townhome owners
From: Stephanie R. Hupp, Secretary
Re: Minutes from March 25, 2015, Association Special meeting

Members in Attendance: Jim and Sandy Bunz, Stephanie Hupp, Roger and Marnie Moody, Jimmy and Terry Patavina, John and Sharlene Ragsdale, Tom and Judy Dahlgren, Boyd and Lori Smith, Bill Nydahl, Glenna Oltman, Lisa Minchow

Guest in attendance: Brad Bailey, Tom from Lastime Roofing

1. Brad Bailey appeared at the meeting. He is building the new townhome units. Mr. Bailey brought a sample of asphalt shingles for us to consider and to further discuss from our Annual meeting a month ago. There were several types and discussions regarding costs, insurance coverage and costs, warranties, and the concern about maintaining the integrity of the association, regarding the appearance of the townhomes.
2. Tom from Lastime Roofing appeared at the meeting and presented on an alternative to the shingles presented by Brad. Tom showed samples of concrete, plastic and steel options and continued the discussion on costs, insurance coverage and costs, warranties, and the concern about maintaining the integrity of the association, regarding the appearance of the townhomes.
3. No formal vote was taken. There was a general consensus in the meeting that the wood shingles were no longer the best option due to insurance coverage and replacement options. Brad had his 2 votes from HBS lots, plus 10 additional proxy votes from JRJ Investments and Kirt Nolde, which are all of the remaining undeveloped lots. Due to Brad already having 12 votes and the need to have 18 votes to amend the covenants, no formal vote was taken. The meeting was adjourned with the intention of gathering additional information:
 - a. Stephanie is to obtain samples of the covenants of Stone Creek Loop and Wilderness Hills regarding how specific the covenants are pertaining to shingles.
 - b. John, Roger and Boyd were going to have a follow up meeting with Brad for his thoughts on what he wants and what the covenants would look like.
 - c. There was a discussion about forming an Architectural Control Committee to handle issues like this one in the future. The idea would be the Committee would be made up of members of the association that would strive to maintain the appearance of the townhomes when there is a design or material question that arises when the original concept is no longer available, such as the shingle issue. Our Bylaws already allow for the formation of committees, but we may need to consider amending our covenants to put future builders on notice.
 - d. No further meeting was scheduled at this time.

Meeting was adjourned.

The Board of Directors of the Boulders at Wilderness Ridge Townhomes Association has called a Special Meeting of the Members. The meeting shall be held at the Wilderness Ridge Golf Course Clubhouse on the 25th day of March, 2015 at 6:30 p.m..

The purpose of the Special Meeting is to discuss and vote upon an amendment to the covenants regarding shingles. Additional business will include the other items tabled at the Annual Meeting on February 25, 2015, including recycling and snow removal.

Stephanie R. Hupp
Secretary
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Wilderness Ridge LLC % Christina Ball, Registered Agent, 1248 O Street, #600,
Lincoln 68508

Wilderness Ridge LLC, 8525 Executive Woods Dr., Lincoln 68512

JRJ Investments, LLC, Dr. David Beukelman, 4620 Hawthorne Dr., Lincoln 68516

HBS LLC, Brad Bailey, 9710 Hollow Tree Dr., Lincoln 68512

Kirt Nolde, 7630 S. 34th St, Lincoln 68516