

To: The Boulders at Wilderness Ridge Townhome owners  
From: Stephanie R. Hupp, Secretary  
Re: Minutes from February 16, 2016, Association Annual meeting

Members in Attendance: Jim and Sandy Bunz, Stephanie Hupp, Roger and Marnie Moody, Jimmy & Terry Patavina, John Ragsdale, Tom and Judy Dahlgren, Dean and Sue Belka, Shirley Peterson, Glenna Oltman

1. Minutes of 2015 Annual Meeting were previously distributed electronically and approved.

2. Financial/Dues.

We will continue the same rate of dues at \$660 at the same interval of January 1 and July 1.

Marnie presented the 2015 expenses. Our expenses are down \$300 from 2014.

3. Old business

A. Covenants. During 2015, there were special meetings regarding the covenants and the lack of specifications for the shingles, among other details. Brad Bailey has been the contractor/builder for the new units. He has been cooperative with the association regarding maintaining the integrity of the appearance of the new townhome units, however, that has been informal. Roger agreed to talk to Brad about specifying covenant amendments, for example, regarding 1-story townhome units. There was also a discussion about creating a committee to approve new building plans.

B. Water committee. John, Bill and Boyd are not able to continue on the water committee. They are all still willing to help, but not to be the leaders. Roger and Tom agreed to be the point people for the water committee.

(1) It was agreed that due to Bill's exceptional contribution to the water committee and the Association, that Bill would receive a \$100 certificate to the Lodge at Wilderness Ridge in appreciation for all his good work that saved the Association funds.

C. Lawn care. JB's Custom Landscapes was acceptable. We will continue using the same lawn care as last year. There was general approval for the lawn care.

4. New business

A. The new development to the south of Rokeby Road will start this Spring. Jim and Sandy attended the meetings regarding the new development and it appears to be a positive use of the land to the south of Rokeby.

5. Election of 2015 officers. Jim Bunz will continue as President. Sue Belka will be the new Secretary. Marnie Moody will continue as Treasurer.

Meeting was adjourned.