

BOULDERS @ WILDERNESS RIDGE HOA ANNUAL MEETING MINUTES

APRIL 22, 2019

LOCATION: SHIRLEY PETERSON'S HOME @ 2612 ROKEBY RD - LINCOLN

TIME: 7:00 PM

MEETING CALLED TO ORDER

President Jimmy Pattavina called the meeting to order: Each member introduced themselves and roll call was recorded as follows:

MEMBERS PRESENT: Jimmy and Terri Pattavina (2312), Lisa Minchow (2316), John & Sharleen Ragsdahl (2328), Marnie Moody (2340), Tom and Margo Carlson (2412), Gene Hand (2516), Jim & Sandra Bunz (2604), Shirley Peterson (2612), Tom & Tammy Brookhouser (2336), Dave & Carolyn Caulkins (2400), Mike and Lisa Epperson (2404), Brad and Deb Bailey (2416), Tom Yaussi (2424), Nicole Maier (2428), Judy Dahlgren (2512). Proxy votes were granted as follows: Glenna Oltman (2616) to Jim and Sandra Bunz, Anna & Jim Strasheim to Gene Hand.

APPROVAL OF 2018 ANNUAL MINUTES: Secretary Shirley read the April 24, 2018 annual minutes. Tom Yaussi motioned they be approved and Gene Hand seconded this motion. Motion carried.

TREASURER'S REPORT: Treasurer Marnie Moody handed out the yearly Treasurer's Report to each member present. She reported our total income for 2018 was \$31,780 and total expenses were \$32,367 which showed a shortage of \$587. Marnie reported there was a positive carryover from the 2017 financial year into the 2018 year which means we still had adequate funds in our account to absorb this 2018 loss. A copy of this report is attached to this set of minutes. Gene Hand moved the treasurer's report be approved and motion was seconded and approved.

Marnie reported that our contract is again with Natural Light for the spring and fall outside window washing of each townhouse. The charge is \$45 each unit for each washing. .

Some discussion was given to the garbage collection and snow removal but no motions were presented and thus no changes will be made for 2019. Some members asked about the dandelion population in some of the yards and whose responsibility it is to eradicate. It is the responsibility of the lawn service and if it continues to be an issue contact Jimmy and he will advise Jim Bierbower of JB's Lawn Care. Sandy asked that the snow removers be advised of their responsibilities shortly before the snow season begins. Some members complained of excessive snow mounds in front of their garages.

Marnie advised the members that the bonding of the three officers was soon due and the cost of each \$10,000 bond is \$125. The bonding covers a period of three years and has been purchased in the past. After some discussion Gene moved not to continue with the bonding of officers. The motion was seconded and approved. Thus, no bonds will be purchased this spring and the officers will not be bonded.

STATUS OF HOA: President Jimmy reported that all buildable lots on the north side of Rokeby Road, which comprises the Boulders at Wilderness Ridge HOA, now have completed townhomes built. Several of these homes were completed in the past year and 24 of the 26 townhomes are currently occupied with Lots 2300 and 2304 listed with a realtor but not yet sold.

ELECTION OF DIRECTORS: President Jimmy advised the group that Article 4, section 1 of our Bylaws state an annual meeting shall be held for the purpose of electing directors and transacting other business. Article 5, section 2 limits the number of directors to three and these directors must be members of the HOA. Nothing could be found in the Articles or Bylaws that specifically states the length of a director's term but since Article

4 states the election of directors is done at the annual meeting it may be assumed a director's term is for one year. Jimmy then stated that in the past we have not recognized or identified our officers as also being Directors since prior minutes show only an election of officers with no mention of Directors even though the by-laws state the Directors shall elect the officers. Discussion was held regarding having our officers also serve as directors. It was also noted that in the past the members elected the officers, contrary to the bylaws. Some members believed a greater involvement from the membership would better serve our HOA and thus wanted both directors and officers. It was also stated that our Bylaws need to be re-written or amended to better suit the current purpose and function of our HOA. These amended bylaws would clarify the role of directors, numbers of directors, length of terms, methods of election or appointment, updated Declarant, etc.

Jimmy then moved to suspend the current bylaws by electing officers who had agreed to serve another year, and then consider them to also be the directors. Those candidates are: President: Jimmy Pattivina, Treasurer: Marnie Moody, Secretary: Shirley Peterson

Tom seconded this motion and discussion followed with legal concerns in knowingly disregarding the Bylaws. Jimmy withdrew his motion. Jimmy then asked for additional nominations for Directors adding that the current officers as listed above were willing to serve another year and as such will be considered as nominees for Directors.

Marnie Moody nominated Gene Hand and Sandy Bunz nominated Tammy Brookhouser. Gene nominated Brad Bailey but Brad refused the nomination. Jimmy moved nominations be closed and his motion was seconded and approved with nominations being closed. Ballots were handed out and a committee appointed to count ballots. Jimmy reminded the members that each lot had only one vote and each vote could be only for three candidates since the Bylaws limit the number of Directors to three. The result was the following members will serve as Directors: Jimmy Pattivina, Marnie Moody and Tammy Brookhouser.

Jimmy then asked for approval of the officers and the members gave their approval of the following: Jimmy as president, Marnie as Treasurer, & Shirley as secretary.

AMENDING/RE-WRITING BYLAWS

Secretary Peterson suggested that the Bylaws be re-written or amended to better state our current HOA's requirements and limitations of directors and officers as well as clarifying Article 2, the named Declarant. Gene Hand stated that he and Stephanie Hupp have been working on updating these bylaws but were waiting on a decision by the members regarding the ownership of Outlet B. It was discussed that the land ownership of Outlet B is not an issue in the by-laws, but would be regarded considering the Declaration of Covenants, which deals with building, grading, landscaping, etc. Shirley suggested a committee be established to re-write or amend the By-Laws prior to our next annual meeting. Those offering to serve on this committee were Gene Hand, Jimmy Pattavina, Shirley Peterson, & Tammy Brookhouser. Jimmy stated Stephanie Hupp will also be contacted to serve on this committee.

OWNERSHIP OFFER FROM JRJ TO INCLUDE ALL LAND DEEDED/IDENTIFIED AS OUT-LOT B

President Jimmy advised the group that a strip of land between each townhome structure and along the property line of the golf course plus the non-buildable lot at the very west end of Rokeby bordering Hollow Tree Rd is owned by JRJ Investments. Jimmy had available for inspection a map of this area identified as Lot 1. JRJ has offered this land to our HOA at no cost using a Quit Claim Deed. Jimmy asked for discussion concerning this offer with specific reference to the west end portion where, if we accept the land, the issue of cleaning up and removing the pile of concrete, grading and seeding the lot, installing irrigation, planting any trees or bushes and installing the sidewalks would become an expense of our association.

Brad Bailey thought Rybak, the current builder/owner of the adjacent lot (#2300), may want to accept ownership of this west end portion of Outlet B as it would offer a much larger lawn area to the potential resident buyer who purchases the adjacent home on Lot 2300. If Rybak does not want to accept ownership of this lot Brad will ask him to remove the pile of concrete as it is the builder's responsibility to do so. Brad also suggested the land between each structure and the land behind each structure that is between the current homeowner's property and the golf course be deeded to the individual homeowners adjacent to the land rather than to the HOA. Others thought the HOA should accept this land as part of the HOA property.

Included in this discussion was the poor drainage issues some of the home owners have experienced with water frequently standing in areas between the homes and the golf berm. Some residents reported their back yards frequently have standing water from the mis-use or lack of adequate maintenance of the golf ground sprinklers. These residents also stated this issue has been repeatedly reported to the Golf Association.

Brad thought these drainage issues could be solved with minimal expense. The consensus was some grading definitely needs to be done in the areas where the water pools. John Ragsdale suggested a committee be established to address both the acceptance of ownership to the JRJ land and to the drainage issues. Some thought that the Wilderness Ridge LLC was responsible to install the sidewalks based on the LLC's original agreement at the time development of this area began.

No action was taken regarding this ownership offer or the drainage issues but these concerns were tabled until further information is gathered regarding the possible ownership and expense involved in improving the west part of Outlet B.

ADJOURNMENT: President Jimmy asked members if there was any other business and receiving no response he adjourned the meeting at 9:15 p.m.

Shirley Peterson, Secretary