

The Boulders at Wilderness Ridge Annual Membership Meeting

Minutes September 29, 2023

Directors Present:

President Jimmy Pattavina
Vice President Gene Hand
Secretary Tammy Brookhouser
Member at Large Director Lee Origer

Members Present:

Terri Pattavina	Tom Carlson
Doug Kreifels	Patti Yaussi
Michelle Kreifels	Tom Yaussi
Tom Brookhouser	Jack Engdahl
Patrick Edwards	Patty Engdahl
Jacqueline Hills	Sandy Bunz
Margo Carlson	Susan Origer

A quorum was present with ten lot representatives in attendance.

The meeting was called to order at 6:00 p.m. by President Jimmy Pattavina.

President Pattavina welcomed members and asked each household to introduce themselves. The sign in sheet was passed and the previous meeting minutes were distributed.

Motion: It was moved, seconded and carried to approve the previous meeting minutes dated September 9, 2022.

President Pattavina reviewed the Treasurer's report and noted the HOA should end the year with approximately \$2000.

Vice President Hand noted the sprinkler lines will be winterized October 25th. He also noted there are a few outstanding bills for sprinkler repairs. Gene reported JB's fertilized and sprayed this week. Gene asked members to notify him or Lee Origer if there are dry areas in their yards or sprinkler heads needing repair.

The members discussed LES digging at 27th & Rokeby Rd.

The members discussed twice a week garbage pick up and whether or not to reduce to one pickup per week. Jimmy noted owners had been polled previously and the extra charge for the second pickup is minimal.

President Pattavina noted the increase in dues and the need to build a small reserve for sprinkler up keep. Lee Origer noted the controller in the outlot needs to be replaced.

Gene asked the members to consider what size of a reserve the HOA should have.

President Pattavina thanked Marnie Moody for her 12 years of serving as the Treasurer of the HOA, Lee and Gene for taking care of the sprinkler system and saving the HOA money and Tammy for sending out the meeting notices and taking care of the website.

President Pattavina noted the bylaw revisions for Director terms. He asked for nominations for the position of Secretary, noting the Board of Directors recommended Tammy Brookhouser continue as Secretary for another term. Patrick Edwards was nominated for the position of Treasurer, term 1/1/24 through 12/31/26.

Motion: It was moved, seconded and carried to elect Tammy Brookhouser as Secretary, term 1/1/24 through 12/31/26 and Patrick Edwards as Treasurer, term 1/1/24 through 12/31/26.

President Pattavina opened the floor for member discussion. Gene hand outlined the water issue in the common area behind the townhomes. He reported Brad Bailey has been working on the issue but there are no updates. The HOA outlots were clarified for those in attendance. There was a discussion regarding mowers leaving grass clippings. Gene noted the main focus is the front yards, he will talk to JB's to see what can be done. The mowing contract is through 2024.

There being no further business the meeting was adjourned at 6:42 p.m.