

MINUTES
THE BOULDERS AT WILDERNESS RIDGE TOWNHOME ASSOCIATION
ANNUAL MEETING

Wilderness Ridge Lodge – Big Horn Room
Tuesday, October 14, 2025, 6:00 p.m.

I. Call to Order

President Hand called the meeting to order at 6:01 p.m.

II. Verification of Quorum – 9 members

Secretary Brookhouser verified a quorum was achieved with 16 lots represented in person and by proxy.

III. Approval of Agenda

Motion: It was moved, seconded and carried to approve the agenda.

IV. Introduction of Members in Attendance

Members in attendance introduced themselves.

V. Approval of Previous Minutes –September 26, 2024

Motion: It was moved, seconded and carried to approve the previous meeting minutes of September 26, 2024.

VI. President's Report – Gene Hand

A. Introduction of Current Directors

Patti Yaussi, Vice President (expiring term – 2027)

Doug Kreifels, Treasurer (through 2026)

Tammy Brookhouser, Secretary (through 2026)

Lee Origer, Director at Large (through 2025)

Gene Hand, President (expiring term - 2027)

President Hand introduced the current Directors and noted the Director terms are for three years.

B. President's Comments

President Hand passed around a map showing the common area property. He reported the county is now accessing property tax on the common area although it is nominal. He pointed out the strip along the back of the properties is also common area but owners are allowed and have landscaped the areas around the utility boxes. Gene requested landscaping projects be submitted to the Board of Directors for approval. Gene reported the previous fall and spring clean-ups are not currently in our lawn care agreement and must be paid outside of the agreement. The HOA paid extra for the spring clean-up but are not planning a fall clean-up as not all properties need it and to provide savings to the HOA. He noted the HOA plans to continue the spring clean-ups. Gene reported the HOA completed a drainage project with a cost share with the impacted owners using some of the reserves collected with the dues increase.

Covenant Amendments – Patti Yaussi

President Hand noted the covenants required an update, he introduced Vice President Yaussi to review the proposed amendments. Patti noted a revamp of the covenants were needed to protect property values. promote fairness and promote a sense of community. Patti highlighted the new covenants noting all property enhances on the outside of the properties requires noticing the Directors so as to not interfere with the irrigation system. She noted no signs are allowed in the yards with the exception of for sale signs, sunscreens must be professionally manufactured. No gardens, dog kennels or fencing with the exception of underground fencing are allowed. She outlined pets are not allowed to wander and pet waste must be removed every two to three days. No pets are allowed on the golf course. She highlighted the covenants prohibit playground equipment and party tents are allowed with notice to the Board of Directors. No home businesses are allowed and rental and lease restrictions are included. The covenants encourage parking in the driveways and not on the streets. Gene and Patti answered questions. Members noted the hole in the pavement at the corner of 27th and Rokeby Rd. and the street itself is not attractive. Members noted the lawns have never looked better. The HOA Directors will look into sending a letter to the city regarding improvements to Rokeby Rd. The covenant amendment signature sheet for member approval was circulated.

Drainage projects

Gene reported on the drainage project during his President's report.

Sprinkler system – Lee Origer

Lee reported three of the four sprinkler controllers have been updated with controllers that can be managed via wifi on an app. Lee noted boosters may need to be installed to assist with consistent connectivity. The new controllers should save the HOA money by using less water as the app provides stats for watering and the sprinklers can be shut off if it is raining. Gene noted he and Lee are looking into running electricity to the controller in the outlot as it is battery operated.

Volunteers for Landscape Committee

President Hand noted he would like to put together a Landscape Committee to work with owners planning to landscape.

VII. Financial Report – Doug Kreifels

A. Year to date financial report

Treasurer Kreifels reported year end should have less than \$1,000 surplus. He noted the new garbage service went up a little.

B. 2026 Budget

Doug reported no dues increase is anticipated for 2026 and the budget forecasts \$1700 in net earnings. He noted dues notices will go out in December for the first half of 2026. Payments can be made via Venmo or check.

Members inquired if garbage service could be reduced from two pickups to one per week. Gene reported the savings would only be \$1096 per year to the HOA to reduce the pickups. Members requested a survey to determine how many would like to keep two pickups. Members also noted the new garbage service is not moving the garbage cans to the garages.

VIII. Election of Directors

A. Introduction of Candidates – Director at Large Term 2026 – 2028, Lee Origer, current Director

President Hand introduced Lee Origer as a candidate for the Director position 2026-2028 term.

B. Nominations from the floor

President Hand asked for nominations from the floor, there were no additional candidates.

C. Vote – One ballot per lot, 1 vote per ballot

Motion: It was moved, seconded and carried to elect Lee Origer for the position of Director, term 2026 – 2028.

IX. Other Business

A. Speeding on Rokeby Rd.

President Hand noted the speeding on Rokeby Rd. Members agreed there is excessive speeding on the street.

President Hand noted he is trying to get a speed trailer to slow down the traffic.

B. Property Tax on Common Area

C. Member Discussion

D. Feedback form

Tammy noted the feedback form will be emailed to the members.

E. Website: www.thebouldersatwildernessridge.com

Access to: governing documents, previous meeting minutes and member roster

F. Facebook page: The Boulders at Wilderness Ridge

President Hand noted the HOA has a website and facebook page.

The members thanked President Hand for his work on the drainage project.

X. Announcement of New Directors

A. Meeting of new Board of Directors immediately following

XI. Adjournment

There being no further business the meeting was adjourned at 7:05 p.m.