

MINUTES

THE BOULDERS AT WILDERNESS RIDGE TOWNHOME ASSOCIATION ANNUAL MEETING

Wilderness Ridge Lodge – Big Horn Room
Thursday, September 26, 2024, 5:30 p.m.

- I. Call to Order**
The meeting was called to order by President Pattavina at 5:34 p.m.
- II. Verification of Quorum – 9 members**
Secretary Brookhouser reported a quorum was present and by proxy with 16 lots represented.
- III. Approval of Agenda**
The agenda was approved by general consent.
- IV. Approval of Previous Minutes – September 29, 2023**
The minutes of September 29, 2023 were approved by general consent.
- V. President's Report – Jimmy Pattavina**
 - A. Introduction of Current Directors
Gene Hand, Vice President (expiring term – 2024)
Patrick Edwards, Treasurer (through 2026)
Tammy Brookhouser, Secretary (through 2026)
Lee Origer, Director at Large (through 2025)
Jimmy Pattavina, President (expiring term - 2024)
President Pattavina introduced the current Directors.
 - B. President's Comments
- VI. Financial Report – Patrick Edwards**
 - A. Year to date financial report
 - B. 2025 Budget
Treasurer Edwards reported he has setup online payments for the HOA's expenses. He noted the savings to the HOA with Gene and Lee maintaining the sprinkler system. He reported the tree expenses have all been paid. He noted the financial report does not include HOA insurance which will be approximately \$1,000. Treasurer Edwards explained the need for HOA insurance. Members inquired as to whether or not the Treasurer is bonded.
- VII. Election of Directors**
 - A. Introduction of Candidates
Gene Hand
Patti Yaussi
President Pattavina introduced the Director candidates and asked each to provide a little information about themselves.
 - B. Nominations from the floor
President Pattavina asked if there were any nominations from the floor. There were no additional candidates.

C. Vote – One ballot per lot, 2 votes per ballot (one for each open Director position)
Given that there were 2 candidates for 2 positions, the members took a vote by motion.
Motion: It was moved, seconded and carried to elect Gene Hand and Patti Yaussi as Directors for a term of 3 years beginning January 1, 2025.

VIII. Other Business

A. Sprinkler system update – Gene Hand

Gene reported on the sprinkler system noting there have been issues with aging landscape edging expanding and damaging sprinkler heads. He requested owners check their landscape edging and repair it to avoid additional damages to the sprinklers. He requested owners notify him or Lee if they have dry spots. He noted the watering schedule is Monday, Thursday and Saturday. He also noted the lawns are currently stressed due to heat and no rain. He also reported the fire hydrants have been painted.

Gene noted one owner installed a pad for their garbage cans which is not in compliance with the covenants and needs to be shielded from view. The owner has been notified of this requirement.

The members discussed the sinkholes from drainage from the golf course. Gene and Lee are working on these issues including drainage issues between two townhomes.

Lee thanked Patty Engdahl for her assistance with the trees.

B. Lawn Contract Proposals

Tammy Brookhouser reviewed the lawn contract proposals noting services and pricing provided by two vendors. She noted the Directors will be making a decision soon as the current contract expires December 31, 2024.

C. Member Discussion

The members in attendance introduced themselves. A member asked the Directors to consider reducing trash pickup from two to one pickup per week noting a few other owners had brought this up to save on dues.

D. Feedback form

E. Website: www.thebouldersatwildernessridge.com

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

F. Facebook page: The Boulders at Wilderness Ridge

IX. Announcement of New Directors

A. Meeting of new Board of Directors immediately following

X. Adjournment

There being no further business the meeting was adjourned at 6:30 p.m.