

CONSENT TO ACTION IN LIEU OF
REGULAR MEETING OF THE BOARD OF DIRECTORS

As is provided by law and agreement with respect to actions to be taken at a meeting of the Board of Directors, which action may also be taken without a meeting if consent is in writing setting forth the action so taken is signed by a majority of the Board of Directors, it is:

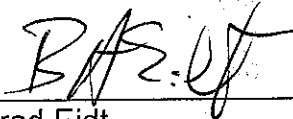
RESOLVED that consistent with the provisions of the bylaws of Wild Pointe Ranch Homeowners Association and applicable Colorado statutory provisions, the Board of Directors do hereby adopt and approve that budget for the year 2022 affixed hereto as Exhibit 1.

The actions set forth above were taken by the Board of Directors, all to be effective as of December 31, 2021, notwithstanding the actual day of execution.

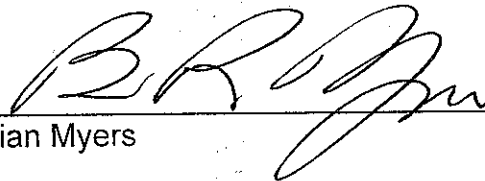
Wild Pointe Ranch Homeowners Association



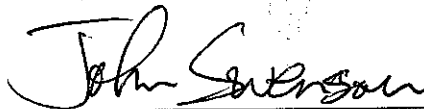
T. R. Rice, Member of the Board and President



Brad Eidt



Brian Myers



John Swenson



Mike Egelston

Exhibit 1

Wild Pointe Ranch Income Statement

2021 Budget / Actual
2022 Budget

	2021 Budget	2021 Actual - Dec ' 21	2022 Budget	2022 Actual	
Income					
4000 Residential Assessments (10 Months)	52,490	52,500	52,490	0	181 Properties @ \$290
4250 ARC Application Fees / Penalties	3,600	10,950	4,000	0	
4310 Finance Charges		2,096		0	
4700 Collection / Processing Fees		3,960		0	
4710 Late Fees	1,200	563		0	
4720 Legal Reimbursements					
4835 Miscellaneous Income					
4900 Interest Earned					
4905 Reserves Contribution Income	7,105				
4910 Interest Earned - Savings Account	30	8	20		
Total Income	64,425	70,077	56,510	0	
Administrative Expenses					
5000 General Administrative					
5090 Office Supplies	150		750		Stamps / Envelopes / Other
5100 Record Storage					
5115 Web Site Maintenance	225	225	250		
5195 Other Administrative Expenses	3,000	503			
5210 Printing & Copying	350	205			** Trash Estimate***
5215 Postage	150				Price Increase
Total Administrative Expenses	3,875	933	1,000	0	15.23 15.99
Operation Expense					
5400 Insurance Premiums	1,200	912	1,000		169 173
6035 Trash and Recycling Service	28,800	28,371	32,300		2,574 2,766
6100 Grounds and Landscaping	4,000	263	25,000		5 7
6170 Computer and Internet Expense		0			12,869 19,364
6745 Street Sign Repair and Maintenance	10,000	6,814	10,000		Gazebo Step/Gazebo/Mowing/Sprinklers
9105 Reserve Contribution Expense					
Total Operation Expense	44,000	36,360	68,300	0	
Professional Services					
7000 Audit & Tax Services	750		2,000		
7020 Legal Services	5,000	270	2,000		
7040 Management Fees					
7070 Metro District / HOA Issues		1,637			
7095 Other Professional Fees	10,800	9,600	6,000		Other / Architectural Review Exp
8860 Reimbursable Collection Processing					
8890 Reimbursable Compliance Remediation					
Total Professional Services	16,550	11,507	10,000	0	
Total Expenses	64,425	48,800	79,300	0	
Profit / (Loss)	0	21,277	(22,790)	0	
Cash Accounts					
1000 Union Bank					
1015 Premier Credit Union - Checking Acc't	13,688	21,202	17,000		
12020 Premier Credit Union - Savings Acc't	20,000	40,010	20,000		
1310					
Total Cash	33,688	61,212	37,000	0	