

Wild Pointe Ranch HOA
Board Meeting Minutes
October 22, 2009

A regular Board meeting for Wild Pointe Ranch HOA was held on October 22, 2009 at the Reserve at Wild Pointe sales office. The meeting was called to order at 6 PM. Present were:

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| David Pretzler | Board President |
| Karl Nyquist | Board Vice President |
| Kristen Crookshanks | Board Secretary / Treasurer |
| Kerry Cantrell | Z&R Property Management |

Several homeowners were in attendance.

A revised 2009 Budget was presented to the Board and members present. The Board voted unanimously to approve it. Mr. Cantrell will post it on the HOA website.

The issue of changing trash collection providers was discussed. 2 bids in addition to the current contract were reviewed. The Board voted unanimously to change providers, contingent upon receiving more information regarding the company's references and policy toward number of toters and extra trash pickup. The company provides recycling and horse manure pick up. Starting in January of 2010, homeowners will be billed separately for the trash and manure pick up, and it will not be a part of services provided by base HOA dues. Homeowners will be notified in writing by the Property Manager regarding the details of the change in service provider.

The proposed 2010 budget was presented, reviewed and discussed. The Developer agreed to pay a lump sum to provide for past dues on lots owned by it. Other lot owners will receive reconciliations based on a table provided to the members present in the Agenda. 2010 dues will be the same amount for all lot owners and homeowners, which will be a reduction from the previous dues amount. The Board voted unanimously to approve the 2010 budget.

The issue of possibly forming an HOA advisory committee was discussed. The members present decided to instead notify Property Manager of any issues so that he may address them during site inspections. The issue of Covenant enforcement was also discussed, in particular the issue of RVs, trailers and the like being parked out in the open on the lots. It was reinforced that they must be stored inside enclosures, or stored off the property. The Board will further review the Governing Documents in order to clarify the policy, regarding possible allowances for homeowners who are in the process of erecting outbuildings for the storage of the vehicles. Violation letters will be sent where appropriate.

The Board agreed to look into brightening the lights at the entry areas so the monuments can be better seen, and will work with the Metro District Board to improve weed control at the entry areas and ditches and also improve the frequency of trail mowing in the built-out areas of the community and elsewhere subject to Metro District budget constraints. The Board will monitor the property and follow up with the District Board as necessary to address other maintenance concerns.

Mr. Nyquist gave an update on the commercial development adjacent to the property. In 2010, he expects that 3 or 4 in-line tenants, including retail shops to break ground, including a medical office building. Several members mentioned that the Wal-Mart sign facing the property is very bright at night, and Mr. Nyquist agreed to contact them regarding this.

Mr. Pretzler gave an update on the Energy Freedom Festival of Homes, scheduled for the late summer/early fall of 2010, including a possible grant from the DOE. The impact of traffic on the property was discussed, and Mr. Pretzler explained the safeguards that will be in place to minimize impact on residents.

The Open Forum session proceeded, with no further comments or questions from the members present.

There being no further business, the meeting adjourned at 7:25 PM.

Respectfully submitted,

Kerry Cantrell
Property Manager