

**Wild Pointe Ranch HOA**  
**Board Meeting Minutes**  
**March 17, 2011**

A regular Board meeting for Wild Pointe Ranch HOA was held on March 17, 2011 at the Reserve at Wild Pointe sales office. The meeting was called to order at 6:10 PM. Present were:

David Pretzler	Board President
Karl Nyquist	Board Vice President
Steve Christofferson	Board Secretary / Treasurer
Kerry Cantrell	Z&R Property Management

Several homeowners were in attendance.

The issues discussed during the Open Forum are as follows:

- An owner has a list of sample community projects and services that she will send via email to Mr. Pretzler.
- An owner mentioned that the American flag flown at the sales office is in poor condition and should be replaced. Mr. Pretzler will arrange for that and ensure that it is flown only when the sales office is actually occupied.
- An owner mentioned that last year during the Homes for Troops parade, there was considerable litter and notifications left on the property.
- The 2011 annual spring clean up work day was discussed. Will be held in April on a Saturday from 10 am -2 pm, and a homeowner present will coordinate the effort, to include contacting Mr. Cantrell for notification and to arrange for the dumpster from the trash removal company.
- The water usage rates were discussed. The District has not raised them since inception, but there will be a 2% increase this year. The District's rate structure after this increase will still be less than average when compared to other water providers in the metro area.
- There was discussion about creating a path to and around the fish pond.
- The trees at the entrances will be watered, and the areas cleaned of litter.
- Mr. Nyquist will arrange to have posts and a "no motorized vehicles" sign installed at the entrance to the gazebo to keep cars from driving up and down the steps.
- There was discussion of setting aside an area of the development for higher priced lots and homes to help maintain values.

The Minutes from the last regular Board meeting of December 2, 2010 were reviewed and approved unanimously by the Board.

The financial report as of month end February 2011 was reviewed.

Under New Business, Mr. Pretzler stated that there is a bowling alley scheduled to go into the commercial development, and the possibility of a bank and a gas station. A new home builder working with C&A will be building a model home on the property.

There being no further business, the meeting adjourned at 8:10 PM. The next scheduled meeting will be the Annual Membership meeting, May 25, 2011.

Respectfully submitted,

Kerry Cantrell  
Property Manager