



Wilderness Ridge Homeowners Association, Inc.

Annual HOA Meeting Minutes
November 11, 2010
The Lodge at Wilderness Ridge

Present: John Watson, Rennie Walt, Chuck Greenway, Becky Wright Steve Gealy, Dave Hillman

<i>Item</i>	<i>Discussions / Actions</i>
<i>Wilderness Ridge Golf</i>	Bruce Barres, General Property Manager Wilderness Ridge Golf Club, addressed the attending HOA members with current information concerning the Lodge management plans for the pro shop and membership incentives and restaurant updates. A brief question and answer session followed.
Rennie Walt, President	<ul style="list-style-type: none"> • Introduction of Board of Directors and new Advisors Steve Gealy and Dave Hillman and Andy Neal. The Board of Directors anticipates that advisors will become familiar with the functions of the Board and HOA responsibilities while serving as advisors. Advisors will replace current directors as they resign from their terms serving on the Board. Planning ahead in this approach will allow for smooth transitions to the Board. • Board of Directors terms end on 2nd Tuesday in November at the time of the HOA Annual Meeting. The resignation schedule is as follows; <ul style="list-style-type: none"> ○ Steve Letts. 2010 ○ John Watson 2010 ○ Becky Wright 2011 ○ Chuck Greenway 2011 ○ Rennie Walt 2012
Rennie Walt 2009 Project	Projects completed in 2009 <ul style="list-style-type: none"> • Repair to HOA streets • Repaired and replaced lighting at 27th Street entrance • Set up regular maintenance of 27th Street waterfall with commercial contractor • Fix drainage at Sundown Crossing Mailbox area • Repaired or Replaced sidewalk where needed • Working with new contractor for HOA Newsletter Focal Point Publishing • Updated Website
Chuck Greenway, Treasurer	<ul style="list-style-type: none"> • Board approved to raise dues to \$350 for 2010. • Chuck Greenway presented current financials and the proposed budget for 2010. Budget reviewed and passed by HOA. Updated financials will be placed on website.
Becky Wright, Secretary	The Secretary reports that 72 members of the HOA attended the 2009 Annual HOA meeting. The Lodge has been reserved for November 9, 2010 for the next required Annual Meeting <ul style="list-style-type: none"> • Responsible for covenant issues addressed fewer this year than previous years. • Created the Wilderness Ridge HOA Board of Director's Management Policy. The policy clarifies the duties of the Board of Directors. This policy may be found on the website.
Adjourn	November 9, 2010 at the Lodge.