

Lake Wilderness Homeowners Association Annual Meeting January 12, 2010

(Revisions made November, 2010 prior to approval at 2010 Annual Meeting)

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President Klokow called the meeting to order at 7:09 pm. All Board members were present with the exception of D. Jennings; James Tungsvik from Around the Clock, Inc. (ATC) was also present.

President

Mike Klokow

V.P.

John Sheppard

Treasurer

Dick Jennings

Secretary

Lorna Brown

Arch. Committee

Dale Haynes

Board Member

At Large

Joanie Scott

**Around the
Clock**

James Tungsvik

There were 34 lots represented at the meeting via proxy or in person. With a total of 170 lots in our association, the attendance constituted a quorum.

President Klokow introduced the current board members and the ATC representative to the attendees.

L. Brown read the November 2009 Annual Meeting Minutes into the record. With no questions or amendments, the minutes were approved and filed.

Front Entrance – President Klokow answered a question regarding the main entrance landscaping, the decision by the board on the new landscaper, and the proposed watering solutions.

CC&R Updates -

D. Watson raised a question regarding the proposed CC&R Amendments why she had not recalled seeing incorporated changes to the amendments of those who commented on them. M. Klokow indicated that the amendments were being handled one-at-a-time via the website and that voting and changes were being incorporated slowly. The first few amendments populated on the website were strictly housekeeping ones (name change, elimination of non-existent parameters, etc). Mike and Dale both asked that any input and comments regarding the amendments be submitted using the Homeowner Website.

2010 Budget – D. Haynes discussed the proposed 2010 budget. Dale explained the comparisons between the 2008 and 2009 budgets and the proposed 2010 budget. Much of the discussion centered on the specific categories. Question was raised as to the lack of visibility of reserves/savings and insurance – J. Tungsvik from ATC explained the specifics. Dale commented on the good feedback and the visibility will be specifically documented in future budget proposals. Board and attendees also discussed the legal fees and welcome packets. James asked that if anyone knows of a neighbor who may have not received a welcome basket, to please notify ATC so one may be sent. B. Watson motioned for approval of the 2010 Budget as a working document, B. Peterson seconded. Passed.

Website – D. Haynes was able to get the projector and laptop up and running and explained the various sections of the new Homeowner website. He also explained the registration process and presented the many benefits of becoming a registrant of the website. Suggestion was made to add the approved paint colours and paint schemes to the web site. Dale indicated this would be done in the near future.

Discussion – The attendees discussed the various aspects of the drive through, complaints, violation letters, and the processes associated with them. Both Mike and James discussed the processes. No other comments or questions were submitted.

Election of Officers:

Those leaving the Board this year were: D. Jennings (correction s/b Dale Haynes) and M. Klokow. Due to time constraints L. Brown asked volunteered to step down for the remainder of the term.

Nominations were made for: Donna Colinth (spelling correction, s/b Kollath) , June Duke, and Lisa Rasband.

Unanimous agreement – Secretary Brown cast a blanket ballot for all three who were immediately elected to the new board.

The Board for 2010 will be Donna Colinth, (spelling correction s/b Kollath) June Duke, Dale Haynes, (correction s/b Dick Jennings) Lisa Rasband, John Sheppard and Joanie Scott.

Specific positional assignments will be made by the new board at their first board meeting in February.

Announcements/Open Forum:

One question was raised as to status of golf course assessment. No one had any news. Tabled.

There being no further questions or business for discussion, the January 2010 Annual Meeting of the Lake Wilderness Homeowners Association was adjourned at 8:23 pm.

Respectfully submitted,

Lorna Brown CPS, CAP, BSBM
Secretary