

**Lodge at Riverbend Homeowners Association
2011 Annual Meeting of the Owners**

Minutes of the annual owners meeting of the Lodge at Riverbend Homeowners Association (LRB), held Saturday, July 16, 2011 at 9:00 a.m.

ATTENDANCE

Betty Boehnke (207)- President
Jim Polsfut (102) - Secretary
Jeff Ogren (104)
Joy Warnick (107)
James Bull (108)
Patrick Ward (201)
John and Jeanne Gerlach (206)
Walt Boehnke (207)
Patricia VanDevander (208)
John / Ivete Fitzpatrick (209)

Owners represented by proxy:

Kathy Ireland (105) – proxy to president
Karl Ossentjuk (103)– Vice President/Treasurer – Proxy to Polsfut

Representing Wildernest Property Management (WPM):

Bob Towne – Senior Property Manager
Don Wagner – Community Association Manager

CALL TO ORDER AND QUORUM

Betty Boehnke called the meeting to order at 9:02 a.m. A quorum was established. Notice of the meeting was e-mailed to the owners on June 15, 2011. There were introductions of all present.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE BY WALTER BOEHNKE, DULY SECONDED BY JOHN GERLACH AND PASSED UNANIMOUSLY, THE MINUTES OF THE AUGUST 28, 2010, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORTS OF OFFICERS

Board president Betty Boehnke reported the following:

- It has been a good and amiable Board to work with.
- In process of negotiating a new contract in the Wildernest format.
- There were some unexpected expenses this past year including fire extinguisher maintenance and replacement.
- The website, wildernesthoa.com, is a good way for owners to stay informed.

DRAFT PENDING OWNER APPROVAL 2012

- The property manager works for multiple complexes. Only contact over the weekend if it is an emergency.
- Owners are encouraged to help out on the property weeding and picking up trash.

Secretary Jim Polsfut commented the dynamic of the Board as a collegial environment where there was agreement to disagree. Betty did a great job as president.

REPORTS OF MANAGEMENT

Onsite property manager Bob Towne reported:

- It was a tough winter with the snow and cold.
- The boiler system worked well with some minor repairs.
- When the domestic hot water shuts off it will not reset automatically, but owners can reset. This has been an ongoing issue for four years.
- There is an active leak into unit 104 when the hot tub leaks; looking into ways to solve the problem. One proposal has been obtained for resealing the hot tub floor. Owner comments on the hot tub included: Could the cover be triggering the jets to turn on causing vibration and loosening of the drain plug? Do the benefits of the hot tub outweigh the negatives? There are definite benefits to units who rent their units short term and owners bought into a complex with a hot tub. Owners need to keep their eyes open on unauthorized use.
- There has been no flooding on the property but the retention basin is full.
- A close eye is being kept on water in the elevator pit.
- The garage was pressure cleaned including the drain lines.
- There has been some minor foundation seepage but it goes directly to the floor drain.
- Owners are reminded to give Bob a unit key or key pad code for emergency access to units per the declarations.

Wilderness saves the HOA through insurance, trash, elevator service and security/fire monitoring contract.

FINANCIALS

Community manager, Don Wagner, reviewed the HOA financials. The balance sheet as of May 31, 2011 listed operating account balance of \$7,674.39, and reserve account balance of \$51,116.78, a significant increase from the same time one year ago. Total equity is \$54,156.71. The income statement year to date shows a net operating loss of \$2090.78 versus a budgeted loss of \$1,390.00, primarily due to security & fire safety, natural gas, and other utilities variances. The current fiscal year is only 9 months as the HOA migrates to an October through September fiscal year.

Also enclosed in the meeting packet is the Board approved 2011 -2012 budget, projecting a \$3,311 operating profit for the upcoming fiscal year. This budget will be mailed to all owners for ratification. There is no dues increase.

OLD BUSINESS

- Dog waste – Believed to be coming from neighbors walking their dogs. They need to be encouraged to clean-up after their pets.
- Trash – Cigarette lighters and butts are coming from certain units.
- Hot tub – This is one area the HOA could cut back on to save money.
- The Creek – The master HOA has been notified to send notice of the annual meeting to all owners at the Lodge. Owners are encouraged to either attend the meeting or give their proxy to the Lodge representative so the Lodge can have a voice in the association.

NEW BUSINESS

Bike rack – The owners agreed it should be moved into the parking garage.

Recycling – The cost and issues with onsite recycling were discussed.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE OWNERS APPROVED ADDING RECYCLING ONSITE FOR A ONE YEAR TRIAL WITH 2 CONTAINERS.

Deck expansion / enclosure of deck – An owner presented preliminary plans on these modifications to their limited common element space. The Board wants input on these changes so they can ultimately make a Board decision on it, if the owner decides they want to move forward. Questions raised include ice, steps, and effects on other units.

ELECTION OF EXECUTIVE BOARD MEMBERS

There is one opening on the Board this year for a 3 year term. Jim Polsfut indicated he would like to remain on the Board, and 3 owners, Jeff Ogren, Joy Warnick, and John Gerlach volunteered for Board positions.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE OWNERS APPROVED WAIVING A SECRET BALLOT.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE OWNERS APPROVED ELECTING JIM POLSFUT, JEFF OGREN, JOY WARNICK, AND JOHN GERLACH TO THE BOARD FOR 3 YEAR TERMS.

2013 ANNUAL MEETING

After a short discussion it was agreed the 2012 Annual meeting will be July 21, 2012 at 9:00 a.m.

ADJOURNMENT

The meeting adjourned at 10:40 a.m.

I hereby attest these minutes are a true and accurate account of the meeting thus held on July 16, 2011.

Signed:_____ As:_____

Dated:_____

POST-ANNUAL ORGANIZATIONAL MEETING

The board met briefly to determine officers for the Board. By consensus it was agreed to appoint Jim Polsfut to fulfill the opening on the Board by Karl resigning, and then officers for the 5 person Board were decided to be:

President	Betty Boehnke
Vice-president	Jeff Ogren
Secretary	Jim Polsfut
Treasurer	Joy Warnick
At large	John Gerlach

The meeting adjourned.