

Wagon Wheel Ranch Corporation
Shareholders Annual Meeting
Saturday May 16th, 2015
11am, Donnelly Bible Church
www.wagonwheelmeadow.com

Agenda:

11:07am start time

Marge Lake voiced concerns with proxies that were presented at the meeting and wanted clarification of allowing photocopies for proxies. All agreed to allow John Ballantyne's mother's copy of signature and Deana Wagner "faxed" copy of signatures from Stevenson's 2 lots.

*Minutes from 5-17-2014 Shareholder meeting read and were approved.

*Treasurer Report presented and approved.

*Old Business:

The board finished some projects for 2014-2015 which consisted of:

*Culverts installed at the entrance of the north meadow

*Parking lot area was cleared with a circle drive area

*Fencing at the north meadow entrance

*Picnic table installs (2 in N. Meadow, 2 in S. Meadow)

*Work with Eagle Scouts on 2 bat house installs

*South meadow path clearing—community service organized

*Private Property/No Trespassing signs posted

Board did not receive any communication for Robert Wagner on cleaning gutters or drainage ditches, so no action was performed by Board as was read in the minutes from 2014.

Walking paths on the north meadow work with tractor was not performed due to the wetness of the land at the time it was available.

*New Business

Thank-you for your timely assessment payments. We have 193 paid lots out of 219 that were current as of 2014 as of today, May 4, 2015.

By-law change was made by the board on 4-3-2015 to change the default assessment fee from \$100 to \$10. Board extended the due date from March 31st to May 1st this year. Need payment by due date each year so the board will be able to assess the budget and determine the amount of money for improvements and in order to set the dues for the next year.

Motion by Deana Wagner to remove Opt out from "2016 Assessment" form Deana Wagner said the Opt out was Illegal and the board should use "all means to collect" 2nd by Randy Yadon Voted and passed 3 opposed.

Motion by Ron Lake: As of this date 5/16/15 put Lien on property and Deana Wagner 2nd.

Asked to state motion again.... Assessments not paid in 2015 will result in lien placed on property and for each exceeding year, 2nd by Deana Wagner.

Amendment of Motion by Ron Lake that from this date forward all properties that don't pay the assessments will have a lien placed on them for every year that they are unpaid excluding the 22 the Corporation had allowed to Opt out Deana Wagner 2nd unpaid by December 1, 2015. Passed with 21 approved and 14 opposed.

Discussion on late/default fees. There was a comment made about charging late fees/default fees that has never been done before and Becky Barton-Wagner explained that the previous boards did not follow the by-laws and charge the

late/default fees and the current board will charge the fee as the bylaws state. In 2004 the charge was \$10.00 and then changed in 2010 to \$100.00. The current board felt that was a bit high, so changed back to \$10.00 as was in 2004.
Ron Lake: If everyone paid assessments, then all would be 40% less.

Motion by Phil Jensen to have board review By-Laws and contact a Management Consulting Firm, Property Management, an attorney or qualified person to offer legal options, 2nd by Dan Randleman. Passed with 4 opposed.

Marge Lake stated: Do liens, do assessment, keep things consistent, keep track of people putting fences on meadow.
Ron Lake: Ask attorney, this is what you get..... Property Management deals with it all the time. Deana Wagner has contact that specialized in HOA law in Boise. Comment by Randy Yadon of having a 3rd party, but doesn't know the costs.

Question was asked about Recreation Trespassing and the Idaho State Code.

Daren Coon stated it is private property.

Becky Barton-Wagner talked to Valley County Sheriff and the first warning is verbal.

Deana Wagner stated that need to set higher standards for children and parents could be charged with negligence.

Deana Wagner stated that they have been policing the common area since Russ Barsby was president and all owners are responsible. Deana Wagner approached someone on motorcycle at 9pm.

Becky Barton-Wagner mentioned that people need to be cautious when approaching children under the age of 18 without a parent present. The board received information last year concerning 2 teen age girls that were approached and parents were concerned.

Motion by Rob Workman to get 3 bids for gates and fences 3 feet high for entrances on the north and south common area with key locks or other option. Russ Barsby- 2nd.

Also, request to put fencing on Firgrove where main traffic is. Then would need to do fencing on Wildwood as well.

Rob amended motion to: Fencing and access gates at meadow entrance (north & south) with board option with lock system that will be user friendly, 2nd by Russ Barsby. Approved with 6 opposed.

Stump grinding project: Contact Terry at the Donnelly Farm Store.

Some discussion on bare lots and fire hazard and send out communication.

*Other: Called for any agenda items and only one received.

Guests in meadow. This was defined in the annual meeting Sept 22, 2012:

Motion made to define Guest: Dan Randalman

Guest; anybody that visits with a property owner from subdivisions 1 - 5

Robert Wagner 2nd.

Vote taken. Only 2 opposed.

All approved to leave the definition of guests as stated in Shareholder meeting on September 22, 2012.

Mention of FREE Valley County landfill dump week is June 3-6th! -- Call 634-7712 for more information.

Dues for Fiscal Year 2016 (July 1, 2015-June 30, 2016) will be \$25.00 each lot.

Elections: Motion by Marge Lake, 2nd by Randy Yadon to nominate Deana Wagner on the board.

Election of officers ballots handed out and results were:

Directors voted in 5-16-2015

Becky Barton-Wagner

Ken Campbell

Brent Emler

Brandi Moore

Daren Coon

Meeting ended at 1pm.