

Wagon Wheel Ranch Corporation  
Shareholders Annual Meeting  
Saturday May 19th, 2018  
10am, Donnelly Bible Church  
[www.wagonwheelmeadow.com](http://www.wagonwheelmeadow.com)  
<https://www.facebook.com/wagonwheelranchcorp>

Vote to allow proxy for significant other of property owner was approved.

Welcome to the 3<sup>rd</sup> Saturday in May Shareholder meeting

Roll Call of those at the meeting

Minutes from 5-20-2017 Shareholder meeting read and approved. M-RWorkman, 2<sup>nd</sup> DBenben  
Treasurer Report presented. M-HAYres, 2<sup>nd</sup> SBenben

Project Committee Report:

**Burn area restack:** Work was scheduled, but did not get done before winter. Calls have been made to the company with no answer. Board had discussed requirement of liability insurance or have them sign a waiver and was decided to bring it to the shareholders.

Motion by RWagner, 2<sup>nd</sup> by JBishop to not require liability insurance was approved. RWagner mentioned he had equipment and would help and he is to work with JBishop and the Corporation president BBarton-Wagner. Motion by BBarton-Wagner to have JBishop head up and work with those that want to help with cleanup, 2<sup>nd</sup> by SBenben, Passed.

**Vandalism on signs:** Board called Sheriff to report. If you see anyone or have knowledge, let the board know so we can take action. New smaller signs of hours will be ordered and installed.

**Cell Tower:** Company contacted board for locating a cell tower in north meadow that would provide income. Discussion from RWagner that we are an HOA and he presented Idaho Code Title 55, Chapter 13. Motion made to get 2<sup>nd</sup> opinion on HOA and spend up to \$3000 on attorney fees with 1 being an HOA attorney and 1 Real estate attorney. M-RWagner, 2<sup>nd</sup>-KCampbell. Did not pass. Becky will look for information in her files.

**Insurance Claim:** Claim was filed to the insurance company on 6/30/17 for \$20,500. This was declined and then need more valuation of loss. Bills already paid for work on burn area were sent. Board still waiting on quotes for local companies with no luck. Contacted company in Caldwell and a quote was provided to grind the stumps to take care of the hazard. Discussion on value of trees that burned, need to measure each one, merchantable timber discussion. Motion to grind all stumps in burn area. M-KCampbell, 2<sup>nd</sup>-RBarsby. Passed.

RWagner suggested that we file it with small claims court.

**Grant from SITPA:** Becky is working with Paul Wagner on a possible \$20,000 grant. The board appointed Jim Bishop as the point of contact for the project. Jim Bishop presented information. Grant time is 11/1, requires \$2,000 or 10% of people working to clean "South" meadow. We ask that you document and sent Becky your time. Recommended that we schedule some work weekends.

Mention of e-mails being sent out without board knowledge or approval was mentioned. E-mails were acquired when the person served as a Director. Some no longer have property in the area, some not

paid. Board has received complaints. Punishable by \$16,000 per offense for violating the Can-Spam act (Brent Emler explained). It was asked that the board send more communication out and have the draft minutes on the website within 2 weeks. We recommended that people use the Facebook account that was created in 2015 for information as well. The board asked that shareholders contact them if they have any questions instead of working against them. If someone wants something on the website, please send it to the board.

Discussion on having meetings twice a year, costs to mail out. No vote on this.

**Election of officers:** Current board was reelected.

Becky Barton-Wagner

Ken Campbell

Brent Emler

Brandi Moore

Daren Coon

M-RWorkman, 2<sup>nd</sup>-KCampbell to destroy ballots. Passed.