

**Wagon Wheel Ranch Corporation
Shareholders Annual Meeting
Saturday May 17, 2014
10 am, Donnelly Bible Church**

Board Members

Becky Wagner
Lyla Workman
Ken Campbell
Brandi Moore
Dave Hall-Absent

Meeting opened by Becky Wagner the meeting followed the attached agenda
Becky Wagner read the minutes from August 23, 2013, which were accepted as read

Treasurers report by Brandi Moore: \$16,033.67
Balance is after expenses paid.

Old Business: There were 4 Board Meetings held since last year--one right after the annual shareholders meeting in August, one in September, October, and one in April. There was discussion in regards to improvements on North and South Meadows and completing some improvements that past boards had discussed.

In the fall of 2013, 2 culverts and some fill were put in on the south meadow ditch areas. The work was done by Meckel Excavation with the lowest bid. Since the weather is getting better we will move forward to make paths more useable.

New Business: The Board has made some changes to the by-laws and the changes are as follows:

Bylaw changes made:

Article 1 Section 2. Annual Meeting: Removed "Saturday before Labor Day" and replaced with "3rd Saturday in May each calendar year."

Article III Officers Section 1. Executive Officers: Added "or a representative" to the sentence "These officers shall be made up of one (1) stockholder from each of the five (5) Wagon Wheel Ranch Subdivisions or a representative."

Article VII Stock Section 3. Assessment of Stock (b): Added "and/or e-mail" to the sentence "The Board of Directors may further enforce the assessment by giving notice by U.S. mail and/or e-mail of default in payment to any shareholder in default. Failure to remedy the default within 30 days shall authorize the Board to terminate the ownership of the stock by giving written notice by U.S. mail and/or e-mail to the shareholder(s) who have failed to remedy the default, that their ownership of the stock has been terminated."

The website will have the minutes of the meetings and notification on it and we encourage members to use the website.

Becky Wagner reported that 216 stockholders have paid, 146 stockholders have not and 22 opt outs
A certified letter will be sent to those unpaid stockholders to give an opportunity to pay stockholder fees.

Status on paid, unpaid, and opt out brought up questions on what happens if everyone opts out. The assessments are what pay the taxes for the North and South Meadows and if they all opt out we will not have the money to pay taxes on these meadows. The sale of the meadows was brought up at this time.

Robert Wagner stated the property can't be sold.

A discussion of whether Wagon Wheel Ranch Recreation Corp is an HOA or Corporation was brought up at this time.

Robert Wagner stated that it was an HOA due to the following: any person or persons managing a common area, and includes a corporation or association of which the home owners are members or stockholders, or a management agent selected by the home owners, association or corporation.

Jim Moore stated that Wagon Wheel Ranch Recreation Corp was not done as a HOA at the time of filing and it would cost a lot of money and the vote of a large number of shareholders to change it to an HOA.

Don recommended that we could amend the by-laws to protect the land from being sold.

Marge Lake made a motion to amend the by-laws by adding a section that states (For the North and South Meadows to be sold that 85% +1 of the current shareholders must vote to sell. This section is the one section of the by-laws that the Wagon Wheel Ranch Recreation Corp board cannot add to or amend without 85% +1 of the current shareholders voting to change). Motion passed with 13 approved and 5 opposed.

The plan for future improvements is to add a parking lot off the north meadow, some picnic tables, complete clearing the path to south meadow. Walking paths on south meadow Jim Moore offered to use his tractor to mow a path in the North Meadow after the parking area was done.

The Board asked for volunteers to chair a cleanup crew at this time no one volunteered. Becky will take the lead.

There was some discussion about cleaning the gutters or drainage ditches. Robert Wagner volunteered to research which gutters or drainage ditches and compose a letter for the board to review and send to the county.

Elections by ballots: Results
Becky Wagner
Brandi Moore
Ken Campbell
Darren Coon
D Devore