

Annual Wildcat Lake HOA meeting called to order 7:09 PM, Dec. 6th, 2006

Introduction of board members, Geoff Davison-ACC Chairperson, Carmen Green--Secretary, Raymond Shipley--Treasurer, John Shauger-President, Jorge Ortiz-Vice President arrived at 7:47 PM

14 homeowners present.

The HOA received a check for \$37,060 from the parties involved in the dam failing. John explained the terms of the agreement we signed to settle the matter of the dam. In addition to other terms, we have to start construction within 30 days of signing the agreement.

Geoff made a motion to start the election. The position of President is up for reelection.

No nominations were made from the floor.

Ray Shipley nominated John Shauger for a second term as president. The vote was unanimous for John to be president for 2007.

Geoff Davison-ACC report:

-Design standards will be addressed in 2007, including but not limited to satellite dishes, basketball goals and signs.

-After discussion from homeowners, the consensus is that they do not want the subdivision to allow renters.

Motion was made by Geoff that we shouldn't allow renters and was seconded by Teresa Stevens.

The vote was unanimous.

-Change declarations to bylaws--ask Geoff

Raymond-Treasurer Report: Reviewed treasurer report and budget with the homeowners.

Discussed financial shortfalls and the number of delinquent homeowners who haven't paid the annual fee and/or the special assessment. Ray explained the solution that had been decided by the board and took suggestions from the homeowners.

Much discussion transpired regarding the dam and how and when it would be repaired.

Concerns were raised about the silt, grass and other debris in the lake that has to be dredged before it can be filled.

A skit was performed to explain the purpose of a conservation subdivision.

Jorge-landscaping Report—Jorge explained the costs of having the landscaper Bloom come every week. The cost is \$12,925.

A lengthy explanation was given as to why the annual homeowners fees must be raised. A motion was made by Tim Pollock to increase in the homeowners fee to \$300. It was seconded by Pamela Castro. The vote was unanimous.

Ideas were brought up as to how we can raise money for the Homeowners association. One idea was to charge an initiation fee to buyers of any home.

A motion was made by Brian Lemmings to implement an HOA initiation fee, seconded by Doug Stevens. The vote was unanimous.

A motion was made to have the fee at \$500 by Brian Lemming and was seconded by Tim Pollock. The vote was unanimous.

The meeting adjourned at 8:45 PM