

Agenda Item	Discussion	Conclusion	Action and/or Responsible Party
<b>Call to Order</b>	Meeting was called to order at 10:05 a.m.	--	--
<b>Roll Call (by sign-in sheet)</b>	Cindy Hertz Margo Moran Jerry Grishaber Dean Doolittle Bill Hathorn Larry Covillo Kenneth Neu Dian Cleveland Jim Nichols Steve Stolhand (caretaker)	<u>Guests:</u> Kim from Real Manage Debbie Miller Nancy Wuchner Mark Miller Jim Strates Susan Borgardt Susan Clark	
<b>Minutes Review</b>	Minutes from the March 17, 2012 meeting were e-mailed to board members for review	Motion to Approve: Bill Second: Jerry and Jim Approved	<b>Closed</b>
<b>Reports of Officers</b>	Secretary: Secretary has resigned from Board. Dian Cleveland, board member and former secretary, will fulfill position until election in September	--	<b>Closed</b>
	Treasurer: Margo reports about \$32K in accounts – financials were sent to board members via e-mail for review	--	<b>Closed</b>
	Vice President: Jim reports that, after observation/inspection, it was decided the tank is not leaking and looks good.	Dump station will be emptied next week and again this fall.	<b>Closed</b>
	Presidents report will be in the body of the minutes		<b>Closed</b>
<b>Reports of Committees</b>	Administration		
	<ul style="list-style-type: none"> <li>• Accounting/Financials: Updates through 4/12 are on the Real Manage website for review by board members.</li> <li>• Real Manage Update: Kim from Real Manage helped review budget (see below). Kim will be handling the management of the WW account for at least another year.</li> </ul>	--	<b>Closed</b>

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<b>Reports of Committees (cont'd)</b>	<ul style="list-style-type: none"> <li>Kim stated we need board approval to move money from the Real Manage account to the Chase accounts to fund caretaker salary payments.</li> </ul>	Motion by Larry to move the funds from one account to another 2 <sup>nd</sup> by Bill. Approved	<b>Closed</b>
	<ul style="list-style-type: none"> <li>Lots for Sale: We have the deed for 2-318 from Park County. Dean put a sign up to advertise our listing on Craig's List. Only replies have been spammers looking for info.</li> </ul>	Cindy will see about listing the properties with Jefferson Realty for the summer. Listing with a local agent should increase awareness and visibility. We'll take Jefferson's advice on market pricing.	<b>Closed</b>
	<b>Buildings and Grounds</b>		
	<ul style="list-style-type: none"> <li>Caretaker Update: Steve reported the fish are in; lost 20 quickly but rest are OK. Aerators need to be turned on low for the summer.</li> <li>Need to look at ideas to route water away from the dump station to minimize runoff water filling the tank prematurely. The concrete is pretty badly cracked and should probably be replaced as part of the project.</li> <li>Abandoned possessions from previous caretaker have been disposed of.</li> <li>Boat for pond maintenance is leaking water and is a safety hazard.</li> <li>Culligan has advised that the water in the house is too salty to drink. An in-house RO for just the residence water is about \$1K.</li> </ul>	Steve contacted the fish supply company and they will credit us for the 20 lost fish.  Steve will check with the county to see if we need a building permit for a 3-sided lean-to.  --  Motion to purchase new boat for \$100 by Jim Nichols; 2 <sup>nd</sup> by Jerry Grishaber; Approved  Motion to purchase RO system for residence by Jim Nichols; 2 <sup>nd</sup> by Bill; approved	<b>Informational</b>  <b>Additional info will be e-mailed to Board members</b>  <b>Closed</b>  <b>Closed</b>  <b>Steve will contact Culligan to make arrangements</b>
	<b>Billing and Enforcement</b>		
	<ul style="list-style-type: none"> <li>WLPP Status Report was e-mailed to Board members for review.</li> </ul>	No action	<b>Closed</b>
	<ul style="list-style-type: none"> <li>2012 Collection Update is on the Board portal for review.</li> </ul>	No action	<b>Closed</b>
	<ul style="list-style-type: none"> <li>Covenant Violations Update: Kim reviewed</li> </ul>	No action	<b>Closed</b>

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<b>Reports of Committees (cont'd)</b>	with board. An issue involving trespass has been resolved.		
	Lot Improvement: Owners of Lot 1-16 questioned lot setback requirement	Bill contacted them to say it is 50 feet; they understand and agree.	<b>Closed</b>
	Picnic: Annual 4 <sup>th</sup> of July picnic will be Saturday, June 30 <sup>th</sup> in the Pavilion. Jim, Steve, and Bill will take care of all supplies. Kathy McKee has donated fresh lettuce, tomato, and onion for the burgers.	No action	<b>Closed</b>
<b>Unfinished Business</b>	<ul style="list-style-type: none"> <li>• Bylaw/Covenant Revision Committee has not yet met as it has been difficult to get members together. Members of committee are Pat Smith, Ken Neu, Bill Hathorn, Chuck Larimer, and Delbert Bills.</li> </ul>	Bill will organize ASAP. WLPP has to review suggested revisions, then to owners for a vote with the billing in 2013. Takes several months for WW suggestions and WLPP review. Any revisions require approval by 2/3 majority of owners.	<b>Closed</b>
	<ul style="list-style-type: none"> <li>• Grazing Lease has been paid for one year.</li> </ul>	Informational	<b>Closed</b>
<b>New Business</b>	<ul style="list-style-type: none"> <li>• Board Nominations include Jim Strates (new owner), Susan Borgardt, and Pat Smith. Jerry will run, Larry will not.</li> </ul>	Cindy encouraged anyone wanting to run or anyone with a nomination to contact her ASAP.	<b>Closed</b>
	<ul style="list-style-type: none"> <li>• 2013 Budget Review/Approval: The format of our budget does not change from year to year. Most costs are fixed with the caretaker salary about the only variable expense.</li> </ul>	Motion to leave dues at \$140 by Ken 2 <sup>nd</sup> by Jim Approved	
<b>Adjournment</b>	There being no further business to discuss, a motion was made to adjourn	Motion to adjourn by Bill; 2 <sup>nd</sup> by Jerry Meeting adjourned at 11:45	<b>Closed</b>