

UPPER LITTLE WARM SPRINGS ASSOCIATION
P.O. BOX 1390, DUBOIS, WYOMING 82513

Upper Little Warm
SCANNED
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MINUTES OF THE BOARD OF DIRECTORS MEETING, JULY 19, 1996

The meeting convened at 7:30 pm at the home of Floyd Phillips, President. Other officers and board members present were Patty Woerz, Jack Heron, and Don Olson. Judy Johnson, Secretary/Treasurer was unable to attend.

Road Maintenance

Floyd reported that on June 30, 1996, all side roads were graded and ditched except those portions of Hart Trail and Spring Creek that are to be dug up for the water project. Total cost was \$425.00. The plan is to grade again in September and spread gravel as needed.

There was a general discussion regarding the poor condition of the main county road and the fact that it appears to receive less attention than Union Pass, Horse Creek, and other county roads in the area. All residents are urged to call Bill Leseberg to voice any complaints they have and to request more frequent grading. In addition, Floyd will write a letter to the County Commission suggesting that, as taxpayers, we deserve more service than we are getting.

Certificate of Deposit

It was reported that the \$50,000.00 C.D. term expired on June 6, 1996 and was renewed for another year at 5.88% (actual amount of C.D. is \$52,344.06). There was general agreement that this portion of sub-division funds should remain in a risk-free investment.

Water District Reserve Fund

Floyd reported that, in accordance with a previous agreement, \$5,000.00 was transferred to the Water District for a reserve fund required by The Wyoming Water Development Commission. A letter was sent to the WDC committing the Association to an additional \$5,000.00 a year until the reserve fund reaches \$20,000.00, and to then maintain it at that level thereafter. The purpose of the fund is to have money available in the event major components of the new water system require replacement. This method of funding the reserve will save each water user approximately \$10.00 a month.

Lot 61 - Delinquent Payments

The buyers of Lot 61 are once again in arrears on their note payments this time 8 months. The terms of their note provide the Association with a foreclosure option and the board voted unanimously to exercise it if the account is not brought up to date within 30 days. Floyd will write a letter advising them of the board's decision.

Annual Meeting / Election of Officers

The date of the Annual Meeting will be September 7, 1996 providing the Town Hall is available on that date.

It was reported that, earlier in the month, a Nominating Committee had been appointed to recommend a slate of officers for the 1996 election. Members of the committee were Bruce Fritzler, Bill Garwood, and Jack Heron, and they presented the following recommendations to the board:

President - Floyd Phillips
Vice President - Jack Heron
Secretary/Treasurer - Gwen King

Board Members at Large:
Don Olson
Chris Stoker

The board voted unanimously to accept the recommendations of the Nominating Committee, and the above candidates will appear on the proxies which will be mailed within the next two weeks. The proxies will also include a provision for write-in candidates.

Architectural Control Committee

The Sub-division Covenants state that the Architectural Control Committee shall be composed of the Officers and Directors or their appointees. Current and past practice has been to delegate this responsibility to Non-Board Members. After discussion, the Board agreed that it would be more appropriate if elected Officers retained responsibility for this activity. It will be recommended that the new Officers and Board Members rescind any current appointments and absorb the functions of the Architectural Control Committee.

Adjournment

There being no further business to conduct, the meeting was adjourned at 8:00 PM.

Respectfully Submitted,



Floyd Phillips
President, ULWSA