

Minutes of Annual Meeting
Upper Little Warm Springs Subdivision
Homeowners Association
September 10, 2004

The meeting was called to order at 9:35 AM.

Old Buisness

Treasurers Report

The treasurer's report was made available and a brief oral review was presented. It is included in the mailing of these minutes. The Bond Fund has not performed well lately although it did well previously. The board will consider other investment options.

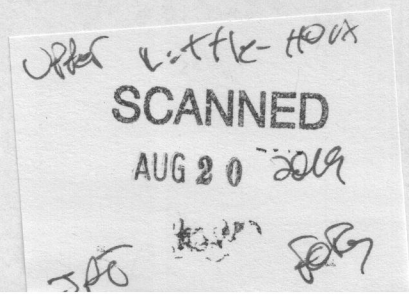
New Buisisness

There have been several complaints of heavy traffic on subdivision roads due to commercial activities. The operation of businesses within the subdivision is addressed in the covenants. The nature of the subdivision is residential and these restrictions are meant to preserve the quite of a residential community. The board will address this problem.

The Fremont County Firewise(fremontfirewise.com) office is working on a community plan to address threats from wildfires. They are looking for funding for additional fire hydrants, identifying potential danger zones and forming an evacuation plan. Three members have engaged them in helping to reduce fire danger to their homes through forest management. Federal money is available to those who are willing to treat their lots as prescribed.

A short discussion on the pros and cons of feeding wildlife was presented. As I understand, Game and Fish claim that feeding deer, elk and moose concentrates them and leads to disruption of social hierarchy, increases in disease and attraction of predators. G&F do engage in extensive feeding themselves and experience these problems. Many homeowners feel that they help these animals live longer and healthier lives. This, they feel may mitigate the affect of building homes in formerly occupied habitat, at least to some degree. Feeding also allows hours of close and enjoyable observation.

The matter of road maintenance was brought up from the floor. The need of all homeowners for adequate access requires more gravel in some places. In particular; at the end of Batchelor Creek Road, Hart Drive where it drops down into the lower loop and the turn in the road above Wilke's. In an effort to preserve the principle in our investments, spending for road maintenance has been conservative. The newly elected board will consider the problem.



Election Results

41 ballots were counted. The results are:

Clay Fulcher	27 votes
Gerry Kondorf	26
Bob Hitchcock	37

Write ins:

Don Lind	2
Jack Cooper	1
Jane Hannelly	1
Peter Tattersall	1

Since we still have two seats open on the Board, the elected members will consider asking the write ins to serve.

It was suggested that we send our thanks to the County for road maintenance and paving. There was general agreement. Discussion turned to paving more of the main road and toward establishing exactly who owns the main road through our community.

The issue of speeding, including ATVs, motorcycles, motor vehicles and trucks pulling horse trailers was brought forth. It was recognized that the posting of more speed limit signs will probably have only a limited affect. Calls for more patrols from the county police have been ineffective. It was reasoned that they have many areas like ours, to patrol with a limited force.

It was suggested that a phone and email tree be compiled for the subdivision. A review of the covenants was suggested. It was also suggested that we do all we can to make sure new and prospective members be made aware of the covenants.

The meeting was adjourned at 10:30 am.

Bob Hitchcock

Upper Little Warm Springs Subdivision Homeowners Association
Board of Directors