

# Upper Little Warm Springs Association

## Annual General Membership Meeting

September 22, 2007

Dubois Town Hall

### Board Members Present:

Clay Fulcher, President

Richard Dingman

Don Lind

Meredith Martin

David Woodward, Secretary

### General Membership Attendees: 12-15

The meeting was called to order at 9:05 am.

The minutes of the last meeting were read. Don Lind moved to accept the minutes as read. Richard Dingman seconded the motion and the minutes were accepted.

David Woodward reviewed the financial report. One question was raised concerning the amount of interest paid on the CD; it was requested that future reports list interest payments separately.

The board was also asked about the limit of financial assistance that the Association had provided to the Warm Springs Water District. The board indicated that the commitment to purchase water filters and underwrite their installation was paid-in-full. A letter was sent to the water board advising them that additional funds would not be available from the Association.

### New Business:

#### Street Signs:

One member requested that the board purchase and install street signs where needed to identify streets. This request came after a law enforcement officer could not find a house due the lack of street signs. It was also brought to the board's attention that a similar problem may arise should there be a fire in someone's home.

#### Roads:

The Association roads were graded this past spring and are in generally good shape, however some damage has occurred from the rains that fell this summer. Roadbed gravel was added to Bachelor Creek Court. It was mentioned that several culverts have been either crushed or water flow through them is restricted.

Election of Board Members:

Clay Fulcher announced that the Board had approved a change in the seating of board members. Whereas in the past the entire Board had served two year terms which all expired at the same time, the new procedure will be to have 3 members of the 5 member board elected in one year with the other 2 members elected in the following year. This procedure will ensure that some board members will be familiar with the issues coming before the board from year to year.

Pine Bark Beetles:

Concern was expressed about the spread of the pine bark beetle throughout the sub-division. John Matson had contacted several tree experts for guidance how to treat and save those that are not infected. He has identified one contractor willing to spray the trees.

Due to the cost of spraying one or two trees, John has asked if anyone else in the sub-division would be interested in having their trees sprayed. If a significant number of owners participate in the project, the cost per tree may be reduced.

John has volunteered to be the contact person for this project. If you are interested in pursuing the spraying or just to find out what it might cost, please contact John Matson.

His email address is:

Changes to Covenants:

The Board was also asked about the proposed changes to the covenants that were voted upon last year. The membership was informed that the changes were not implemented because the number of votes returned did not meet the requirements for consideration. The Board pointed out that until the vote entitlement is clarified (*i.e.*, number of votes per property), the Board would not propose any changes to the covenants.

Proposed Forest Service "Controlled Burns":

There was considerable discussion by the attendees of the proposed burn areas around Upper Little Warm Springs Sub-Division. As proposed, the burn areas abut the boundaries of the sub-division leaving some homeowners with concerns how the forest service plans to ensure the safety of the private property.

Further public discussions will be held by the forest service and all ULWS Association members are urged to attend and be heard.

There being no further business, the meeting was adjourned at 11:10 am.

Respectfully submitted,

David L. Woodward  
October 8, 2007



**UPPER LITTLE WARM SPRINGS ASSOCIATION**  
P.O. Box 1390, Dubois, Wyoming 82513

October , 2007

To all Upper Little Warm Springs Subdivision Association home and lot owners

Re: 2007 Annual Meeting

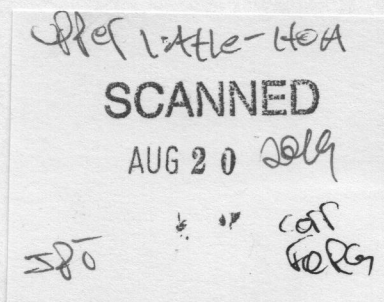
Dear Association Member:

The ULWS Association held its annual meeting on September 22, 2007. A copy of the minutes is enclosed. A couple of matters were discussed that I would like you know more about. First is the pine beetle infestation that has grown worse with our recent mild winters. Many trees in and around the subdivision are dead or dying. Though there is not much that can be done, John and Virginia Matson have been in contact with someone who can spray the healthy trees in an effort to save them. If you are interested in exploring this option, you can contact John at .

Second is the Forest Service's plan to cut and burn several large areas just to the west and southwest of the subdivision to prevent fires from becoming uncontrolled big fires.

Sincerely,

Clay Fulcher



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clayfulcher@wyoming.com