

UPPER LITTLE WARM SPRINGS ASSOCIATION
P.O. Box 698, Dubois, Wyoming 82513

September 30, 2010

Board Members Present:

Meredith Martin
Clay Fulcher
Dina Wilhite

Meeting was called to order at 6:00 PM.

New Business:

Rich Dingman submitted his resignation from the newly elected board. Bob Hitchcock, who had the next highest number of votes counted at the Annual Meeting, will be asked to join the board. Several names were suggested of possible appointees if Bob Hitchcock could not join the board.

After a brief discussion of the erosion at Geysers Creek Court, Meredith Martin was requested to call the county road department and ask them to take a look at the area of concern. (Update- I have called the County Road Office and they were sending someone up in the next few weeks and will get back to me regarding repairs needed to eliminate erosion.)

Dina Wilhite addressed the issue of using some of the principal in the ULWSA accounts to fund the Water Board's necessary repairs and needs and to alleviate the tax burden on homeowners in the subdivision. The rest of the board present at the meeting felt that since the Homeowner's Association did not have established means to replenish the principal, that collection of money necessary for repairs, etc. should remain in the hands of the Water Board.

Clay Fulcher had received a letter from Mike and Wanda Houck suggesting that they were considering a lawsuit against ULWSA over the taxes raised by the Water Board. Clay was going to draft a letter to the Houcks clarifying that ULWSA and the ULWS Water Board were two separate entities and that the Homeowner's Association was not a part of the tax determination process.

The officers of the Homeowner's Association were determined:

President- Pete Tatersall
Vice President- Dina Wilhite
Secretary- Meredith Martin
Treasurer- Clay Fulcher

Meeting was adjourned at 6:40 PM.

Respectfully submitted,

Meredith Martin, Secretary

UPPER LITTLE WARM SPRINGS ASSOCIATION
P.O. Box 698, Dubois, Wyoming 82513

September 24, 2010

Minutes of Annual Meeting:

Present:

Clay Fulcher, (Treasurer)
Meredith Martin, (Secretary)
Rich Dingman
Steve Johnson
Dina Wilhite
Robert Hitchcock
Grace Randolph
Britain Schiner

Meeting was called to order at 9:10AM.

Old Business:

Agenda and minutes of meeting held 08/04/2010 were read and copies were distributed. Clay read and distributed the Financial Statement from 2009 fiscal year. The account balance is \$3800.00 less than 2008 fiscal year due to road and bridge improvements and repairs. A \$4000.00 transfer of interest was made to pay for these road and bridge repairs.

New Business:

Members of the new board were announced after votes were counted. New members are as follows: Meredith Martin, Dina Wilhite, Clay Fulcher, Pete Tatersall, and Rich Dingman. Positions will be determined at the next meeting on September 30, 2010 at 6:30 PM.

Steve Johnson raised several questions regarding erosion on Geyser Creek Court. It was suggested that he call the county road department to fix the culvert on the main road. Bob Hitchcock reiterated that erosion from the road into the national forest is washing down the county road and filling in culverts. Although Bob has talked to Court Anderson regarding this erosion, the Forest Service has not fixed the culvert on Forest property.

An updated list of subdivision property owners and residents was requested from the water board since several addresses for homeowners are invalid.

The meeting was adjourned at 9:35AM.

Respectfully submitted,

Meredith Martin (Secretary)

Clay

We should start with the three accounts and do a cash flow for each. The checking account is ok with the exception that the \$2,474.12 was not interest it was a transfer of funds from both of the CD's so it should be called a transfer and show the amount from each CD coming into the checking account. So just rename it and split it into two parts.

The CD 61401 should reflect a cash flow statement.

Balance 07/01/10	\$102,474.12
Interest earned and added to the balance	?
Transfer to Checking account	(?)

Balance 07/01/11	\$101,097.17
	=====

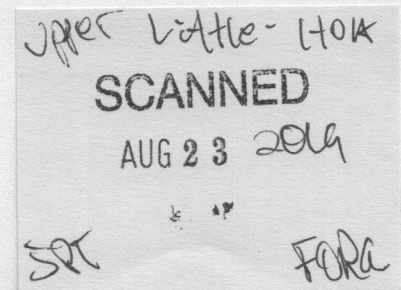
The CD 61402 should reflect a cash flow statement

Balance 07/01/10	\$101,223.96
Interest earned and added to the balance	?
Transfer to checking account	(?)

Balance 07/01/2011	\$102,332.83
	=====

Clay

The land line is 850-349-2280 and cell you have 407-579-0599



UPPER LITTLE WARM SPRINGS ASSOCIATION

P.O. Box 692, Dubois, Wyoming 82513

September 13, 2011

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

Re: 2011 Annual Meeting and other ULWSA issues

Dear Association Member:

ANNUAL MEETING. The association will hold its annual meeting at 11 a.m. on Saturday, October 1, 2011 in the Dubois Town Hall. Agenda items will include discussion of the annual financial statement and a road/bridge report. If you want an agenda item included, please contact me before September 30th.

FINANCIAL STATEMENT. Copies of the 2010-2011 financial statement will be available at the annual meeting. We are in process of entering all of the email addresses that were provided recently and once that is accomplished, we will send electronic copies of this statement as well as future board minutes.

FIRE PROTECTION. For those of you who do not know, a fire that began just west of the subdivision in August came within a few hundred yards of subdivision houses. Had the fire entered the western edge of the subdivision where there are hundreds of dead trees, the fire would have likely destroyed several houses. If there are trees on your lot and you have not taken action to reduce the fuel load should a fire enter the subdivision, you should do so immediately. There are programs available (Firewise) that provide expertise and cost-sharing for fire prevention measures, and there are local contractors who can help you. Lot owners on the western side of the subdivision where there are many dead trees are strongly encouraged to act now as there are lots that might be considered a nuisance if some action is not taken to reduce the fuel load on those lots. Failure to act jeopardizes your neighbors! If you need more information about the Firewise program, please contact Clay Fulcher at 307-455-3483.

FINAL REMINDER. The covenants require that **all** building projects (homes, including any additions, garages, and outbuildings) be approved by the Architectural Control Committee. At a minimum, please provide any Board member a set of plans and plat location for approval before you start construction. Note: Any changes to approved plans must also be approved.

Sincerely,

Peter Tattersall, President
ptattersall@tattersall.com