

Wildview Ridge Home Owners Association

Board Meeting Minutes

Date: February 20, 2012 Called to Order: 6:40pm Adjourn: 7:45pm Recorder: Julie Timm, Secretary

Location: The Padero Home # of Members Attending: 8 # of Guests: 0

President – Patrick Padero

Vice President – Susan Hemmen(absent)

Secretary – Julie Timm

Financial – Lain Knowles

Well Chair – Lain Knowles

Architectural Chair – Garrett Powers

JCHiggins & Associates – Stacy Stanger (absent)

1) Financial Report – Stacy Stanger

- Stacy Stanger absent due to holiday.
- Dues Roll : Pat/Lain
- Homeowner's goal is to build reserves to 50k in case something happened with wells etc. We have reached that goal.
- Well house permits need to be posted. Cleaning well houses is important before flushing wells. Please have the well houses cleaned by March 15th. Flushing schedule is posted at entrance.

2) Homeowners & Guest –

- Jessica Bartlett wants roads to get some work done on them....pot holes....review sweeping.
- *** Please keep eyes open for unwelcome guests coming through the gate. Do your best to be "aware."

3) Architectural Committee – Garrett Powers

- Update on activity for foreclosure and short sale homes. Not sure where they are in the process.

4) Landscape Committee - Pat Padero

5) Social Committee – (OPEN Position)..... but board scheduled events as follows:

- Easter Egg Hunt Date: Sunday, April 1st (11AM) @ Paderos.
- Annual Garage Sale: Saturday, August 4th. (8:30am-3pm) (advertise in Enumclaw paper and Craigs List)
- Chili Cook Off/Oktoberfest: Location TBD.....(Setterfield's Lot 33) Saturday, October 6th. (Noon)

6) Maintenance Committee – (Generators, Roads)

- Generators: Opening discussion about generators in each well house. 2 options at this point. Storage is an issue, possibly generators would be stored adjacent to each well house. (cannot be stored in each well house due to gas) We will gather info and vote on each and go from there...Well houses are wired for generators already. It's more than just buying the generator, you need to look at maintaining each generator, who will get the gas, how far will we store it are all issues to consider.
- Option 1: PSE gas line installed

- Option 2: 6700 watt generators with homeowners buying gas and hooking them up
- Jennings (out of Puyallup) will come out look at what we are up against and give us a quote on Honda generators.
- Roads: Some areas could be up for spot maintenance, but majority feel not ready for repaving. Roads were inspected by professional in 2011 and Board advised that repaving not recommended at this time.
- TO DO: Look into the side gate.....it's always unlocked. Possibly all homeowner be equipped with a key vs. leaving it unlocked. ???

7) Well Committee – (Keith Watkins New Chairperson)..... (See Maintenance Notes)

8) New Business

- Board Meetings: Every other month (April 3rd, June 5th, August 7th, October 2nd, December 4th)

9) CC & R Nothing to report

Next Meeting
April 3, 2012
6:30pm – 7:30pm
Location: Padero's Lot 30