

Wildview Ridge HOA Meeting Minutes August 20, 1999

Homeowners Present:

Amer, Bruce & Marilyn	Lot 8	Miller, Larry & Lori	Lot 18
Barlett, Samuel & Adams, J. A.	Lot 9	Peterson, Dale	Lot 4
Burrow, Frank & Pam	Lot 1	Quiles, Renee	Lot 14
Hambly, Jay & Pam	Lot 24	Riley, Craig & Betty	Lot 11
Howells, Annette	Lot 26	Sanderson, Gus & Baldwin, Laura	Lot 42
James, Lori	Lot 23	Sparks, Greg & Rhonda	Lot 21
Knowles, Phil & Karen	Lot 35	Vinson, Mark & Arlene	Lot 41
McGee, Bob & son Michael	Lot 25		

Presiding Temporary Board:

President - Bob McGee

Vice President - Bruce Amer

Secretary/Treasurer - Pam Burrow

CC: WVR - Meeting Minutes File Folder

From: Pam Burrow

Thank you Laura and Gus for hosting the meeting and giving the homeowners the opportunity to meet, mingle, and munch on yummy food.

The meeting followed the agenda passed out at the meeting.

Introductions

It began with WVR Temporary Board member introductions: Bob McGee-President, Bruce Amer-Vice President, and Pam Burrow -Secretary/Treasurer and was followed by a brief explanation of the Temporary Board's origins.

In the January 1999 time frame NOVASTAR solicited the assistance of lot/home owners in appointing members to the Temporary Board positions. This was done in accordance with the WVR By-Laws Article 16, Section 3 and the CC&Rs Article 3, Section 3.

Permanent Board Information

Now the development period is coming to an end for the Declarant (NOVASTAR) and per the By-Laws Article 16, Section 1 (paraphrased - 100% of lot titles transferred to owners) a Permanent Board will be elected. Permanent Board elections should follow the By-Laws Article 16, Section 2 and homeowners/lot owners can expect nomination forms near term.

Financial Report

The HOA financial records for 1997, 1998, and 1999 have been audited for expenditures and deposits and found to be in balance. Danine at NOVASTAR has outstanding bookkeeping skills - the ledgers, and records of receipts and deposits were flawless. All money due the HOA (\$12,556.75) at the time of "turn-over" was in fact given to the HOA by NOVASTAR. All bills have been paid and the bank balance as of August 20, 1999 is \$12,249.21. A 1999 summary sheet of expenses per month was passed to the attendees. The Secretary Treasurer's next task is to audit for receipt of payment of the 1999 HOA dues.

Community Concerns

Focus was placed on child safety, pet courtesy, water problems, and the construction cleanup fee. A number of concerns were voiced in regards to children playing in the roads or being out after dark unsupervised.

During the construction phase the development is now in, there are many large, heavy trucks and equipment traveling the roads that have difficulty stopping quickly and seeing small children, especially if approached from the vehicle's side. Using the cul-de-sac as a "child's speedway" is discouraged in the hopes of avoiding a tragedy. The concern of unsupervised children being out after dark was directly related to the stalking/feeding characteristics of the wild animals we live amongst. Please take precautions.

Those with animals need to become familiar with the CC&Rs Article 12, Section 7. Our four legged children need attention too, and late night howling and barking is becoming an annoyance. Please be courteous to your neighbors and keep the animals quiet at night.

Water under the road on 233rd Avenue (in the vicinity of lots 42, 21, and 13) is an issue. It was said that regardless of the time of day, heat of the day, or the number of consecutive hot days, the road in this area is always damp and sometimes enough water accumulates to create puddles. The Board said this topic would be approached at their August 23rd meeting with NOVASTAR.

The Construction clean-up fee (CC&Rs Article 13) was addressed. Those who paid the deposit should contact NOVASTAR for a refund.

Questions & Concerns

It was noted the amount of money spent on annual maintenance and flower planting was expensive. Several options exist prior to the existing contract terminating on March 31, 2000. 1) solicit and review proposals/bids for comparable maintenance from at least three other companies, and 2) the homeowners and/or a homeowner submit their own proposal for maintenance and flower planting of the entry.

Entry Gate - Larry Sutherland, the entry gate service provider, is preparing a proposal/estimate to modify the front gate in an attempt to reduce the number of repairs.

Mailboxes - The location of the mailboxes is awkward and because of no cover the contents are sometimes damp. Action: The Board will contact the post office to obtain copies of their requirements prior to proposing a mailbox relocation.

High Cedars - There is a concern of "high volume" housing in the area. High Cedars is leading the ban against the concern. Additional meeting information will be forthcoming.

Lot #29 House - Many questions were asked about the house. Its size, the STOP WORK, pending modifications, etc. The Board announced a meeting was scheduled with NOVASTAR on August 23, 1999 and would provide more information afterwards.

Lot #18 Fence - The fence concern was brought up by The Millers. In discussion, the membership body agreed that moving the fence back and a finished landscape plan were to be addressed. Suggested resolution was a neighborhood work party to move the fence, however, who bears the burden of cost is a concern. Final resolution will occur after the meeting with NOVASTAR on August 23, 1999.

Summary:

It was agreed that a letter summarizing our meeting as well as a letter summarizing the meeting with NOVASTAR would be mailed to the homeowners. No determination was made on the date of the future group meeting. Board meetings will continue on a regular bi-weekly, Friday evening at 6:00pm basis.