

Wildview Ridge HOA Meeting Minutes January 27, 2000

Homeowners Present:

Amer, Bruce & Marilyn	Lot 8	McGee, Bob	Lot 25
Baldwin, Laura & Sanderson, Gus	Lot 42	Miller, Larry & Lori	Lot 18
Burrow, Frank & Pam	Lot 1	Oiffer, Michael & Charlene	Lot 30
Bartlett, Jim & Jessica	Lot 9	Riley, Craig & Betty	Lot 11
Curran, Steve & Dorinda	Lot 2	Sparks, Greg & Rhonda	Lot 21
Dowman, Steve	Lot 27	Taylor, Aaron & Susie	Lot 37
Hornbuckle, Ray & Cindy	Lot 13	Theleman, Dick & Janee	Lot 34
James, Lori & Rick	Lot 23	Underwood, Barbara	Lot 15
Knowles, PJ & Karen	Lot 35	Vinson, Mark & Arlene	Lot 41

Presiding Permanent Board:

President - Bruce Amer

Vice President - Mark Vinson

Secretary/Treasurer - Pam Burrow

CC: WVR - Meeting Minutes File Folder

From: Pam Burrow

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Thank you Greg and Rhonda Sparks (Lot #21) for hosting the meeting and allowing the homeowners the opportunity to chat afterwards. Eighty-two percent of the homeowner's were present.

Except as noted, the meeting followed the agenda.

### • Introductions of Board Members

The meeting began with an introduction of the three permanent board members. The members were installed on October 11, 1999. The office duration of a board member follows their name and position; Bruce Amer-President (1 year), Mark Vinson-Vice President (2 years), and Pam Burrow -Secretary/Treasurer (1 year).

### • Propane Discussion (Out of sequence) Greg Sparks is the WVR Focal Person

Brian Nelson, a representative from Ferrell Gas, attended the meeting to discuss the cost and supply advantages to the Wildview Ridge homeowners when purchasing propane through one supplier. Brian said that Ferrell Gas would offer propane to the homeowners on a "margin-plus basis", not a fixed price. The reason for the margin-plus offering was because the propane cost or "base cost" to Ferrell Gas is varying significantly each month. Ferrell Gas's cost at the time of the meeting was \$.62/gal.

Price breaks were based on the quantity of homeowners purchasing propane through Ferrell Gas. Zero - 10 homeowners received no price advantage. Price advantages were offered for 10-15 homeowners (\$.55 margin + \$.62/gal), 15-30 homeowners (\$.49 margin + \$.62/gal), and 30-42 homeowners (unknown).

Additionally, Ferrell Gas would replace existing competitor tanks with their own tanks at no charge to the WVR customer. Another advantage mentioned by Brian, was that the homeowners would receive propane at approximately the same time per month (within a few days of each other - due to truck capacity limitations).

Some homeowners mentioned that their existing propane rates were well below Ferrell's offering, and made a request of Brian Nelson to consider \$.89/gal, with price negotiations to occur annually. Brian said he would discuss this request with his supervisor and get back in touch with Greg Sparks.

- **Financial Report Pam Burrow is the WVR Focal Person**

All invoices have been paid and the bank balance on December 31, 1999 was \$9,155.01. The bank balance at the time of the meeting was \$23,436.47. A 1999 expense summary sheet recapping monthly expenses was passed to the attendees, and mailed to those who did not attend the meeting.

HOA dues for the year 2000 were due to the Secretary/Treasurer by January 15<sup>th</sup>, 2000. Most HOA annual dues have been received, but a few are still outstanding and have been re-billed with late fees.

An audit of the 1999 HOA dues is complete.

- **Well Water Filtration Frank Burrow is the WVR Focal Person**

Frank Burrow, (Lot #1), has contacted several companies regarding water filtration systems. As of this date, two have responded with information, pricing and interest to test the water and talk with the home owners. The two companies that have responded are Clean Water Systems Northwest, (Marc Severson) and Affordable Water Treatment Systems (Rob Ronald). We are currently exploring two types of systems, individual home systems and pump house systems. Affordable Water Treatment Systems has given a rough estimate on individual systems of \$1700 to \$2000 each with a maintenance cost of \$6 to \$10 per month (salt replacement). Clean Water Systems has quoted individual homes at a discounted rate. An \$1800 system is discounted to \$1450 and the installation cost of \$250 is discounted to \$150. This system will filter out lead, iron and odors. Regarding a pump house system, both want to come out and look over our pump houses, sample the water and come back with a written proposal. Clean Water Systems has indicated that a pump house system will run between \$6000 to \$8000 each.

Frank will follow up with both companies to get samples and written proposals along with literature on each system to distribute to the home owners.

It was also suggested that Frank contact Culligan to have them look at our needs and give us a proposal.

- **Gate Related Topics**

Repair expenses for the gate have been mounting. Between October 15, 1999 and January 27<sup>th</sup>, 2000 \$574.56 has been spent on operator bracket repair.

Be cautious and patient when entering and exiting the development. Don't rush the gate by allowing it to partially open and then drive through the narrow opening. All this does is activate the other gate unnecessarily.

- **Vandalism**

The WVR entry way lights and fixtures are being vandalized. The broken bulbs and lights were replaced about six weeks ago and within a few hours they were vandalized again. Discussions of a surveillance camera occurred, but no decision has been made.

- **Concerns, Questions, and Answers**

**Unleashed dogs** - A complaint was made by Lori James in regards to unleashed dogs roaming her property and doing what dogs do. All of us recognize that occasionally an animal will get loose - it just happens. But please, please, please, all homeowners who have pets, MUST become familiar with the community's CC&Rs Article 12, Section 7, titled ANIMALS.

**Water Lines** - About a month ago, a water line was broken on Lot #3 (owners: David and Lori Wheeler). Unfortunately, the broken pipe revealed that the water line was buried only 11" below the ground surface. Bruce Amer has requested a layout of the community water lines and the wiring schematics for the well houses from NOVASTAR.

**Grounds Maintenance** - A Request for Bid on grounds maintenance has been sent to eight prospective landscape companies. All bids are to be received by the HOA on or before March 15, 2000. Wildview Ridge's existing landscape contract ends on March 31, 2000. The cost of annual flower plantings is very expensive. It was suggested that the homeowners rally once or twice a summer to plant these annuals. Richard James offered to obtain the flowers at a much reduced cost to the HOA. Anticipate a "rally" request in the April/May time frame.

**Cable Television** - Last report on cable television availability from AT&T Cable Services was the last week of February.

**Mailboxes** - The location of the mailboxes has been an issue with the community since the first WVR homeowners meeting on August 20, 1999. At that time, it was suggested to the HOA Board to relocate the mailboxes by the turnout between Lots #2 and #3. A conversation between our mail person, Juanita, and Pam Burrow revealed that the Buckley Post Office had originally expected the mailboxes to be placed between Lots #2 and #3, and were surprised when they were mounted by Lot #28.

The homeowners of Lot #2 raised a concern of increased traffic in front of their home and offered the suggestion of splitting the mailboxes - half between Lots #2 and #3, and the remainder at the other end of the development. A letter has been sent to the post office requesting the feasibility of this suggestion. We are still awaiting a reply.

- **New Items of Interest**

**Natural Gas** Laura Baldwin is the WVR Focal Person

Laura is talking with PSE about bringing natural gas to WVR. She is canvassing for homeowner interest (both inside and outside WVR), and the types and quantity of appliances/furnace to convert. This data will be used for estimating the cost. Expect a mailer from her soon.

**Dispute Resolution Form** Mark Vinson is the WVR Focal Person

Mark Vinson is developing a Dispute Resolution Form. Its intent is to aid in resolving homeowner/The Board disputes in an expeditious manner.

- **Summary**

It was agreed that a letter summarizing our meeting would be mailed to the homeowners. No determination was made on the date of the next homeowners meeting