

Wildview Ridge Annual Homeowner's Meeting

Nov 10, 2000

Homeowner's Represented

Lot 1 - Burrow	Lot 15 - Underwood	Lot 29 - Daniels
Lot 2 - Curran	Lot 16 - Green	Lot 30 - Not Present
Lot 3 - Wheeler	Lot 17 - Walker	Lot 31 - Knowles
Lot 4 - Peterson	Lot 18 - Miller	Lot 32 - Caplan
Lot 5 - Not Present	Lot 19 - Hoard	Lot 33 - Not Present
Lot 7 - Schreiner/Corbett	Lot 20 - Mattila/Curtis	Lot 34 - Theleman
Lot 8 - Amer	Lot 21 - Sparks	Lot 35 - Knowles
Lot 9 - Bartlett/Adams	Lot 23 - James	Lot 36 - Gaulke
Lot 10 - Not Present	Lot 24 - Not Present	Lot 37 - Taylor
Lot 11 - Riley	Lot 25 - Present by Proxy	Lot 38 - Present by Proxy
Lot 12 - Not Present	Lot 26 - Not Present	Lot 39 - Johnson/Aylward
Lot 13 - Hornbuckle	Lot 27 - Dowman	Lot 40 - Not Present
Lot 14 - Quiles	Lot 28 - Zastawniak	Lot 41 - Vinson/Levins
		Lot 42 - Vu

Wildview Ridge HOA Board Members

Lot 8 Bruce Amer, President
Lot 41 Mark Vinson, Vice President
Lot 1 Pam Burrow, Secretary/Treasurer

Location & Time: Dieringer Heights Elementary School; Sumner, Washington 7:00
- 9:00pm

Meeting Minutes Completed by: Pam Burrow 11/22/2000

- The annual meeting followed the agenda.
- A sign-in sheet was passed around the room to all the attendees.
- Sign-up sheets for committee volunteers were available.
- A copy of a letter from PSE was given to all homeowners.

AGENDA TOPICS

- **J. C. Higgins, Property Manager**

Bruce Amer, the WVR President, introduced J. C. Higgins as Wildview Ridge's new property manager. His company will handle the day-to-day affairs of the HOA, which include but are not limited to, collecting assessments, paying invoices, and enforcing the Wildview Ridge Covenants, Conditions, and Restrictions.

All homeowner/community complaints should be addressed directly to J. C. Higgins or his Association Manager, Lori Reher-Delong. Their pertinent contact information is noted below.

Address: 802 39th Avenue SW, Puyallup, WA 98373
Telephone: 253-770-RENT and 253-841-0111
Fax: 253-840-3281
E-Mail jchassoc@aol.com

effective Nov. 1, 2000

- **Financial Report - 2000**

Pam Burrow, the WVR Secretary/Treasurer, explained and reviewed each category* of actual expenses from January through October, 2000. These categories totaled \$16,563. The anticipated expenses for November and December were estimated at \$2,279. Thus creating an expected operating cost of \$18,842 for Wildview Ridge in the year 2000.

- **Annual Budget - 2001**

Pam Burrow also presented the 2001 proposed budget for recurring expenses. The annual recurring-cost portion of the proposed budget was \$16,076 (\$383/homeowner/year). Additional money for long term road repairs, well house and well head repairs, well activation, ditches, and foreseen expenses was also presented and discussed.

The proposed 2001 Wildview Ridge budget was voted on and approved by those homeowner's present at the annual meeting.

Financial Balances on October 31, 2000: Checking \$206.46 ---Savings \$19,328.66

Annual dues remain at \$600.00/year/homeowner.

* Categories are for recurring costs and include: phone, office supplies, management company fee, gate (programming & repairs), miscellaneous, insurance, common maintenance area grooming, income tax & non-profit filing fee, legal fees, bank charges, well related expenses (repairs & water sampling), and electrical costs (pump houses, street lights, and entry gate).

- **President's Report (Bruce Amer)**

Natural Gas Update:

Bruce explained the billing problems with Puget Sound Energy, and a copy of a letter written by Errol Burgos, PSE New Customer Construction Project Manager was passed to each homeowner. Bruce also explained that those lot owners who requested the reduced natural gas unit rate will be required to pay the additional \$1,078 in three equal installments. Those who opted for the higher rate by paying the minimum of \$1,030 are paid-in-full.

Any questions or concerns regarding the construction phase of the natural gas project should be directed to Tom Miller of Loy Clark Pipeline at 253-537-3860.

CC&R Notices:

All homeowners received a CC&R self-survey letter this fall. The topics covered in the self-survey represented the primary complaints in the community. The purpose of the letter was for homeowners' to respond with their intent to the WVR Board of Directors.

Two months following the self-survey mailing, approximately 20 "first notice" letters were mailed to homeowners citing CC&R infractions.

Wells/Water Meters:

New labels have been made for each well house. The labels contain pertinent well information; location, points-of-contact, flow rate, people with keys, etc. Each well supports six homes, but the pump capacity rates vary from 10gpm to 30gpm. Eventually a reserve well will have to be activated.

Water meters are required by the CC&Rs, however, approximately half of the development's homes do not have water meters. The WVR Board of Directors is currently reviewing the water meter criteria. At this point, just be aware that eventually all homes will be required to have water meters. Additional water meter information will be mailed at a later point-in-time.

Ditches:

Drainage ditches run along the inside of the development. It is the responsibility of each homeowner to maintain the ditch running along the perimeter of their property. It is extremely important that the proper slope of the ditch be maintained so that the water will flow freely.

Pets:

Bruce provided a general review of the pet section of the CC&R. It is not a CC&R violation to have your dog off leash on your own property. Nor is it a violation if a neighbor calls your dog to their property.

Dogs and cats may mix, and when both are loose, uncertainties may occur.

- **Proposed Amendments to Bylaws**

Mark Vinson presented and reviewed the homeowner membership with proposed Wildview Ridge By-Law changes. (A copy of the proposed by-law changes were mailed to all homeowners, for their review, two weeks prior to the annual meeting.)

The By-Law changes were for two purposes; to eliminate all reference to *Novastar, the declarant, and development period*, and also to change sole authority of By-Law changes from the Wildview Ridge Board of Directors to a 2/3 vote of the homeowner membership.

The Wildview Ridge By-Law change was voted on and approved by those homeowner's present at the annual meeting.

- **Semi-Annual Dues**

Bruce Amer presented the option for paying the \$600.00 annual dues in two payments. The first half of the dues (\$300.00) is due and payable to J. C. Higgins on January 1, 2001, and the 2nd half of the dues (\$300.00) is due ~~June 1~~ ^{July}, 2001.

30 day grace period

- **Elections**

All attending homeowners voted for three Board of Directors. Each lot received one vote. Three WVR directors were elected - Frank Burrow (3 year term), Bruce Amer (2 year term), and Pam Hambly (1 year term). All three will be their terms on January 1, 2001.

- **Committees**

Thank you to the many people who volunteered their time for committees - Social Committee, Wells & Water Systems Committee, General Maintenance, Nominating Committee, and Garden & Landscape Committee.

- **Request/Complaints by Membership**

Would like the WVR Board of Directors to consider a street sweeping service.

Randy & Barbara Underwood brought their water softener filter to show the

quantity of sediment passing through their system.