

Wildview Ridge Homeowner's Association Board Meeting

Jan. 24, 2001

Amer Residence 23210 60th St. E.

The meeting was called to order by Bruce Amer at 7:10 p.m.

Attendees: Bruce & Marilyn Amer, Frank and Pam Burrows, J.C. Higgins, Lori Reher-DeLong, and Pam Hambly

Agenda Topics

Election of Officers - Lot 1 Frank Burrow, President
Lot 8 Bruce Amer, Vice President
Lot 24 Pam Hambly, Secretary
Lot 1 Pam Burrow, Treasurer

Minutes of Last Meeting - The minutes of the annual Homeowner's Association meeting on Nov. 10, 2000 were reviewed and approved. Additions, under J.C. Higgins, Property Manager will show an effective date of Nov. 1, 2000. Also, under Semi-Annual Dues, the second half of dues will be due July 1, 2001 (instead of June 1, 2001).

Financial Report - J.C. Higgins distributed a financial information packet. All amounts are current as of Jan. 24, 2001.

Cash on hand	\$ 7,121.62
Savings	\$17,492.44 (int. rate 3.7%)

Total	\$24,614.06
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The recommendation to put \$15,000 into CD's was approved. (Current int. rate 6.75 a.p.) Dues are being paid as agreed. No one is in arrears.

An owner's directory has been established. It includes lot information including dues status. J.C. would like owner's to provide daytime contact number to expedite communication. An address change was noted for Lot 22: 5702 - 233rd Ave. E. The new owners are Jeff & Amy Wright.

Plan Reviews - For lot 41 and lot 33. Plans will be sent to the Architectural Control Committee to review. Frank will deliver the plans to Steve Curran right away. In the future, all completed plans must be submitted pursuant to Section 12 pg. 39 of the Declarations. The committee will have the right to approve plans without waiting for the next Board Meeting. Landscaping plans will also be sent to the Architectural Control Committee. We will ask this committee to develop standards in writing so that future decisions will be made in a consistent manner. All future additions or a change involving sheds, fences, and landscaping should be submitted to the Architectural Control Committee or J.C. Higgins BEFORE beginning the work.

Mailbox Issue - The plan for moving the mailbox will be sent to the Architectural Control

Committee, which will review the design. They will be asked to get several bids, and come back with a recommendation to contract it out or have it be done with volunteer labor as a community project.

Puget Sound Energy Situation/Donation - Marilyn reported that according to Cathy Welsh, all bills for those homeowners who opted for the up-front payment to lower their bill should be straightened out by now. For those homeowners who haven't received a usage bill for 2 or 3 months, they will have as long as it took to get the bill to pay the bill. She apologized for the mix-up and was willing to send a monetary donation to the association.

CC& R Violations - Reports to J.C. Higgins: Lot 37 cut down all of their trees. Lot 20 brought in loads of dirt into their back yard to seemingly make some sort of dirt track. Reports to Bruce Amer: Lot 29 has a sandy runoff that is running into the drain sump. Lot 23 had construction debris and supplies in plain sight of the neighbors. These complaints will be investigated. In the future we will only handle complaints submitted in writing. The complaints must also site the pertinent CC& R section. Send concerns/complaints to:

J.C. Higgins & Associates
~~802 39th Ave. SW~~
~~Puyallup, WA 98373-0300~~
253 840-3281 (fax) attn: Lori

New Business - Changes to the by-laws were approved at the last Homeowner's Association meeting on November 10, 2000. They replace and supercede the previous by-laws. Marilyn will make note of this and send a corrected copy to J.C. Higgins.

Water System - There needs to be a pressure test on the system. There are a few pump houses that need to be repaired. We will put together a list of repairs and give to J.C. to fix. The wells will be checked to verify the flow rate. All of the lots need to have meters in order for us to check for leaks in the system.

Gate Issues - The gate code has been changed as a result of the recent thefts in the development. There will be future discussions on additional security measures, if necessary.

Meeting Dates - Meeting dates will be the 4th Wednesday of each month. The next meeting will be February 28 at 6:00 p.m. at the Hambly's (Lot 24).

The meeting was adjourned at 9:10 p.m.

Respectfully submitted by Pam Hambly.