

## **Wildview Ridge Homeowner's Association Board Meeting**

February 28, 2001

Hambly Residence 23202 57th St E.

The meeting was called to order by Frank Burrow at 6:18 p.m..

Attendees: Bruce Amer, Frank & Pam Burrow, J.C. Higgins, Karen Knowles, Dale Peterson, and Pam Hambly.

### **Agenda Topics**

Minutes of last meeting: The minutes should be amended as follows: Send CC& R violations to J.C. Higgins & Associates c/o P.O. Box 731029 instead of their street address.

Financial Report: J.C. reported that all amounts are current as of Feb. 28, 2001

Cash on hand	\$4,920.18
Savings	\$9,362.12
Time CD's	\$15,000.00
<b>TOTAL ASSETS</b>	<b>\$29,282.30</b>

In regards to annual dues, all lots but 1 are paid to date. Management will follow up on the outstanding bill.

Details of 2000 Expenses: Printout of January-October 2000 was distributed. A recap by month will be summarized and distributed to homeowners.

Architectural Control Committee: Appointees include Dale Peterson (Lot 4 co-chairman), Anthony Setterfield (Lot 33 co-chairman), Steve Curran (Lot 2), Gaye Dowman (Lot 27), Greg Sparks (Lot 21), and Jeff Wright (Lot 22). They have had 2 meetings already and have taken the following actions:

Lot 41 - house plans has been approved (still need house & roof color)

Lot 20 - circular driveway, storage shed, dog kennel, and fence approved with conditions imposed.

Lot 28 - construction of storage shed and landscaping plan not approved due to lack of detailed information

Lot 27 - widen driveway and addition of shrubs to side of driveway given conditional approval

Lot 12 - submitted a request today so approval is pending examination of plans  
Contact Danine Hurley at Novastar to request extra copies of the amended CC& R's.

Lot 37 tree clearing issue was discussed. According to a tree specialist, the trees removed were diseased and needed to come down.

The official position of the board is if trees are dangerous or unsafe, they may be removed. It will be the homeowner's responsibility to "reforest" in accordance with their landscaping plan.

Mailbox Issue: It will have a roof, cedar posts and trim, and aggregate pad. Board approved motion to spend up to \$1,000.00 to construct and move from existing location. This project will be done as a community project.

PSE Donation: There has been no communication from PSE regarding their offer to give the development a donation. A bill has also been sent to them regarding gate damage.

CC & R Violations: ACC will review all CC& R violations issued in 2000. Outstanding violations will be reviewed by the ACC before publishing in the minutes.

Well House Issues: J.C. will investigate repairs to the well house on Lot 33 and Lot 3. Flow rates need to be determined before any action can be taken to increase flow to those lots with problems.

Spring Work Party: Tasks will include well house clean up, and monument landscaping. It was suggested that a community barbecue be on the same day. Planning for this will be tabled until next month.

Gate Closure: There was a discussion about closing the gate more than it is now. We need to make sure it is open when school busses come by. We will also check on police and fire department access.

Street Reflectors: There's a problem with cars cutting the corners at high rates of speed. The Board approved a motion to spend up to \$500.00 for button street reflectors.

Community Safety Issues: A homeowner submitted a letter regarding motorcycle and go-carts speeding in the development. There are other vehicles speeding and there is debris in the roadway. Many of these issues aren't specifically referenced in the CC& R's. There was a discussion to form a rules committee to amplify what's already in the CC& R's.

Newsletter: Pam Burrow will continue as newsletter editor. Articles for publishing need to be submitted by March.

New Items: We need to look into having the streets cleaned. Research will be done as to the costs and this issue will be discussed at the next meeting. Bids are being solicited to repair the vandalized fence on Lot 33.

Next Meeting: March 28 at 6:00 p.m. at the Hambly's (Lot 24).

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by Pam Hambly