

Wildview Ridge Homeowner's Association Board Meeting

April 25, 2001

Hambly Residence - 23202 57th St. E.

The meeting was called to order by Frank Burrow at 6:07 P.M.

Attendees: Frank Burrow, J. C. Higgins, Dale Peterson, Marilyn Amer, Steve Curran, and Pam Hambly.

Agenda Topics

Minutes of last meeting: Approved as distributed.

Financial Report: J. C. reported that all amounts are current as of April 25, 2001

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|--------------|-------------|
| Cash on hand | \$830.16 |
| Savings | \$10,784.22 |
| Time CD's | \$15,000.00 |
| TOTAL ASSETS | \$26,614.38 |

All dues have been paid as agreed. Second half-yearly dues will be due at the end of June. J. C. will send out reminder statements. The 3-month CD, which matures April 29, will be rolled over with the interest earned added to the savings account. The plan is for a CD to mature every quarter.

Architectural Control Committee Report: Dale Peterson reported on the following items:

- Lot 12 - approved plan for a two-story residence
- Lot 15 - approved removal of four dying trees
- Lot 28 - landscape plan approved, shed not approved (more detail needed)
- Lot 27 - additional landscaping approved
- Lot 7 - approval of attached deck, approval of garden shed with restrictions
- Lot 20 - approved screening fence around RV storage
- Lot 18 - approved shed and screening with restrictions
- Lot 42 - approved landscaping changes to include tree removal
- Lot 22 - approved patio addition

All additions or changes to landscaping designs previously submitted need to be sent to the ACC at least three weeks before the proposed work is to begin.

Mailbox Move: The cement slab has been poured. Volunteers will be completing the work as the weather improves. Ed Quiles donated the labor and equipment for digging the area out. Richard James will donate the labor for setting the mounts and moving the mailboxes.

PSE Donation: Status on this issue is unknown since Bruce Amer was unable to attend meeting. Status on billing for the gate damage is also unknown.

Gate Upgrades: Steve Curran will contact company that originally installed the gate to obtain information and costs for upgrades.

Gate Closure: Pam Hambly reported bus schedules for students from White River School District and Dieringer School District. New schedules will be distributed to homeowners by the school districts in August.

J. C. Higgins Issues: Pam Burrow is almost done with the new development map and will deliver it to him for distribution. Speeding violations were discussed with various lot owners and resolved. The roof on Lot 33 well house has been repaired. To address complaints about motorcycles and go-carts, we need to meet insurance liability laws. The HOA needs to comply with state and local laws in regards to road use.

Well House Issues: Frank Burrow provided a letter to J.C. Higgins detailing the items in need of attention.

Rules Committee: Frank Burrow has gotten some volunteers to be on this new committee. The members of this committee represent various populations within the development. They will meet within the next few weeks to recommend rules for approval and implementation by the WVR HOA Board.

Community Safety Issues: Bruce Amer will be responsible for soliciting bids for the installation of street reflectors and possible lane striping.

Street Cleaning: The bids were discussed. No action was taken at this time.

HOA Insurance Policies: Frank Burrow reviewed our coverage and found it to be insufficient for our needs. J. C. Higgins has been authorized to increase coverage and change providers.

Social Committee: Pam Hambly has compiled a list of people volunteering for this committee. A contact person for the committee is still needed.

Newsletter: Pam Burrow has almost finished the Spring Newsletter. It will be distributed when complete.

New Business: New violation letters were shared. J.C. Higgins will follow up on these concerns. The ACC has requested a change in the CC & R's to increase the turn around time from 14 days to 21 days after the return of a complete application. No action was taken at this time.

Next Meeting: May 23 at 6:00 P.M. at Pam and Jay Hambly's home (Lot 24).

The meeting was adjourned at 7:45 P.M.