

Wildview Ridge Homeowner's Association Annual Meeting

November 29, 2001

Dieringer Heights Elementary School

Homeowners Represented

Lot 1 - Burrow	Lot 15 - Underwood	Lot 29 - Daniels
Lot 2 - Curran	Lot 16 - Not present	Lot 30 - Not present
Lot 3 - Not present	Lot 17 - Walker	Lot 31 - Knowles
Lot 4 - Not present	Lot 18 - Miller	Lot 32 - Caplan
Lot 5 - Not present	Lot 19 - Hoard	Lot 33 - Not present
Lot 6 - Becker	Lot 20 - Mattila/Curtis	Lot 34 - Theleman
Lot 7 - Not present	Lot 21 - Sparks	Lot 35 - Knowles
Lot 8 - Amer	Lot 22 - Wright	Lot 36 - Gaulke
Lot 9 - Bartlett/Adams	Lot 23 - James	Lot 37 - Taylor
Lot 10 - Not present	Lot 24 - Hambly	Lot 38 - Not present
Lot 11 - Riley	Lot 25 - Present by proxy	Lot 39 - Johnson/Aylward
Lot 12 - Not present	Lot 26 - Not present	Lot 40 - Not present
Lot 13 - Not present	Lot 27 - Present by proxy	Lot 41 - Not present
Lot 14 - Not present	Lot 28 - Zastawniak	Lot 42 - Not present

Agenda Topics

Introduction of Officers

Frank Burrow - President
Bruce Amer - Vice President
Pam Hambly - Secretary

Announcement of Voting Power Present

24 Homeowners present
2 Homeowners vote by proxy

Reports by Officers/Management Group & Explanation of Committees

➤ Financial Report - J.C. Higgins passed out copies of the Balance Sheet. The figures reported were accurate as of November.

ASSETS	
Cash on Hand	307.03
Savings Account	7,201.99
Time Certificate of Deposit	21,252.12
TOTAL ASSETS	28,761.14
LIABILITIES & EQUITY	
Retained Earnings	28,761.14
TOTAL LIABILITIES/EQUITY	28,761.14

The Cash Flow Report was also distributed. Each item was reviewed. The total of all categories was \$15,043.12. All Dues payments are current. Pam Burrow has consented to act as our Treasurer and verify the Treasury Reports as handled and submitted by J.C. Higgins & Associates.

- Architectural Control Committee - The members of this committee are Dale Peterson and Anthony Setterfield (co-chairs), Steve Curran, Gaye Dowman, Jeff Wright, and Greg Sparks. The ACC shall consist of no less than three and no more than five voting members. The function of this committee is to review proposed plans and specifications for residences, accessory structures, fences, walls, appurtenant recreational facilities (e.g. hot tubs, basketball courts, tennis courts, swimming pools and bathhouses), or other exterior structures to be placed upon the properties. (Article 15). The process for approval is as follows: a plan is submitted to the Property Management Company or the Wildview Ridge Board for transmittal to the ACC. The ACC will review the plan submitted and will either approve, request more information or make suggestions to the homeowner on what is needed to bring the plan into compliance with the CC&Rs. If approved, a letter of approval will be issued by the ACC and this letter will be submitted at the next HOA Board meeting and entered as part of the minutes and HOA records. If a position of non-agreement between the ACC and the homeowner exists, the HOA Board will be advised and a meeting between all parties will be orchestrated to resolve any CC&R interpretations.
- Rules Committee - The current members of the Rules Committee are Craig Riley, Dorinda Curran, and Susie Taylor. The function of this committee is to review the CC&R articles and/or propose amendments to the CC&Rs. They shall review the current Articles, Sections and/or Amendments as submitted and determine if a change is recommended, and if so, provide the language needed for a clear interpretation. They will then submit their recommendation to the HOA Board for approval either as a rule, or as an amendment for submission to the General Membership for a vote. The HOA Board can vote rules on. The homeowners must vote upon amendments to the Declarations by a majority. If the homeowners dispute a rule, the homeowner can go back to the HOA Board for further review.
- Social Committee - The current members of the Social Committee are Marilyn Amer, Betty Riley, Karen Knowles, Deb Curtis, Gaye Dowman, Tiana Gaulke, Linda Green, Lori James, Renee Quiles, Rhonda Sparks, and Janee Theleman. The Social Committee shall consist of all that wish to participate. The function of this committee is to plan events for our community. A Caroling Party is scheduled for December 7. A flyer will be sent around with more details.
- Landscaping Committee - The current members of the Landscaping Committee are Betty and Craig Riley. The Landscaping Committee shall consist of all that wish to participate. The function of this committee is to plan any landscaping projects for the monument gardens and organize those activities. The committee will also oversee the work of the company hired to perform the weekly landscaping tasks.
- General Maintenance Committee - The General Maintenance Committee shall consist of all

who wish to participate. The function of this committee is to do any emergency or planned maintenance activities as needed and not directed to be performed by a contracted person or company.

- Wells and Water Systems Committee - The Wells and Water Systems Committee shall consist of all that wish to participate. The function of this committee is to do any light maintenance in the well houses and provide for the emergency operation of the wells in the event of a long-term power failure.

Old Business

- HOA Insurance Policy - The HOA Board voted to change to a new insurer. The policy is available for review upon request to J.C. Higgins & Associates.
- Well Status - Some minor repairs have been made to several well houses. Existing problems with some of the well house storage capacity was discussed. This issue continues to be a major focus for the Board.
- Drainage Ditches - An easement has been provided for on all interior lots for installation and maintenance of utilities and drainage facilities. They are to remain free of structure, planting or other materials, which may obstruct or retard the direction of the flow of water through the channels. Individual lot owners shall maintain this easement continuously. (Article 5 Section 2).
- Street Sweeping Service - The HOA Board has contracted with a street cleaning company to clean our streets twice a year in the fall and late spring.
- Gate Upgrades & Closure - Gate repairs continue to be the number one maintenance expenditure due to impatient drivers running into them. Solutions were discussed. The gate control head is capable of handling multiple codes therefore; each homeowner will have their own four-digit entry code. A form will be distributed to each homeowner to specify a first and second choice for a personal entry code. These should be returned to either a HOA Board member or J.C. Higgins. Pam Burrow volunteered to be the new "GateKeeper".
- Street Signs & Reflectors - Road reflectors will be installed on the corners showing lane centers in appropriate areas.
- Distribution of HOA Board Meeting Minutes - The HOA Board Meeting Minutes will continue to be distributed after each meeting.

Community Newsletter - The newsletter will be published twice a year since there is not enough news to publish quarterly. Items for the newsletter should be delivered to a HOA Board member or Pam Burrow. You can reach Pam Burrow via email, burrowf@worldnet.att.net

New Business

- 2002 Annual Budget - The proposed budget was reviewed and discussed. The budget was

approved unanimously.

- Amendments to Governing Documents (CC&Rs) - The process for changes or amendments to the CC&Rs is as follows: fill out a form detailing the proposed change or amendment, submit the form to the HOA Board or J.C. Higgins, the form is sent to the Rules Committee for review, the recommendation is submitted to the HOA Board for approval. In the case of amendments, owners of at least 75% of the lots must agree to amendments. (Article 16, Section 2)
- Election of New Directors & Alternate - An explanation of the open positions and the terms of the election was given. Nominations from the floor were solicited. Ted Becker (Lot 6) was elected for a 3-year term. Pam Hambly (Lot 24) was elected for a 1-year term. Steve Curran (Lot 2) was elected as the Alternate if Ted or Pam is unable to fulfill their obligation.
- Committee Volunteers - A sign-up sheet was circulated for volunteers to the various committees.
- Recognition of Bruce Amer - Bruce was recognized for his many years of service to our community as an outgoing HOA Board member.

The meeting was adjourned at 8:12 P.M.

The next HOA Board meeting will be January 8 at 6:30 P.M. at Pam Hambly's house.

Respectfully submitted by Pam Hambly