

Wildview Ridge Homeowner's Association Annual Meeting

January 8, 2002

Pam Hambly's home

The meeting was called to order by Frank Burrow at 6:37 P.M.

Attendees: Frank Burrow, Ted Becker, J.C. Higgins, John and Marsha Zastawniak, and Pam Hambly.

Agenda Topics

- **Minutes of last meeting** - The minutes of the Homeowner's Association Annual Meeting were corrected as follows: Under the bullet entitled Rules Committee the statement in which homeowners must vote upon amendments to the Declarations by a majority is amended to read "... a majority of 75 % as per Article 16, Section 2 of the C.C. & R's". The amended minutes were approved for distribution.

- **Financial Report** - J. C. Higgins reported the following:

Cash on hand	19.61
Savings	5,863.68
CD's	<u>21,252.12</u>

TOTAL	27,135.41
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Details of 2001 expenses were mailed to each Board member.

- **Homeowner Issues** - It has been brought to the attention of the Board that there is a continuing problem with barking dogs in the neighborhood. For any nuisance noise the Board recommends calling the Humane Society to register a complaint. The Board will also seek an equitable solution by contacting the offending party or parties. This issue will be referred to the Rules Committee for further clarification.
- **Architectural Control Committee** - No representative from the committee was present. Steve Curran and Gaye Dowman do not wish to be members of the 2002 committee. Rick James, Aaron Taylor, and Dick Theleman have been added.
- **Mailbox Issues** - The Board authorized \$1,500 plus tax to be paid to Dave Harrington to complete the overhead structure. The work will commence as soon as possible.
- **PSE Donation** - The \$750.00 check was mailed to the HOA in care of Bruce Amer and will be deposited into the association's account.
- **Gate Upgrades** - Bids have been received from Sutherland Security and Sound View. After discussion the Board is assigning this issue to the General Maintenance Committee for review and to make a recommendation to the Board.

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- **Gate Closure** - Individual gate codes have been requested from the homeowners. Pam Burrow will be the keeper of the master keys and codes. J.C. Higgins will contact Sutherland Security to re-program the gate control box.
- **Well House Issues** - We are still soliciting bids for repairs and capacity/pressure upgrades. Currently we have eight open wells. Seven draw potable water with six houses per well.
- **Rules Committee** - Volunteers for this committee to date are Dorinda Curran (Lot #2), Craig Riley (Lot #11), Susie Taylor (Lot #37), and Lori James (Lot #23). This committee will meet on the issues not clearly defined by the CC&R's and/or proposed amendment submissions submitted by Wildview Ridge homeowners and offer suggestions to the HOA board. Ted Becker will set up the initial meeting of this committee.
- **Community Safety Issues** - The Board has approved the purchase of street reflectors. This issue is on hold pending the creation of a diagram of the project.
- **Street Cleaning** - The next scheduled street cleaning will be in the spring.
- **Social Committee** - Current members of this committee are Marilyn Amer (Lot #8), Kathy Becker (Lot #6), Cathy Hoard (Lot #19), Jean Knowles (Lot #31), Karen Knowles (Lot #35), Lori Miller (Lot #18), Renee Quiles (Lot #14), Amy Wright (Lot #22), and Marsha Zastawniak (Lot #28). Suggestions for 2002 community activities can be made to any committee member.
- **Annual Homeowner's Association Meeting** - The meeting was held and the new officers are in place. Frank Burrow is the President, Ted Becker is the Vice President, and Pam Hambly is the Secretary.
- **Newsletter** - The fall newsletter was not published due to lack of articles. A winter newsletter is in the works. Contact Pam Burrow with any items for publication. She can be reached by phone or email. burrowf@worldnet.att.net
- **Committee Organization** - The new and current members of the Architectural Control Committee, Rules Committee, and Social Committee have already been named. The Wells Committee consists of Steve Curran (Lot2), Tony Gaulke (Lot #36), and Scott Hoard (Lot #19). The General Maintenance Committee members are Steve Curran (Lot #2), Scott Hoard (Lot #19), and Lain Knowles (Lot #31). The Landscaping Committee members are Marilyn Amer (Lot #8), Jim and Jessica Bartlett (Lot #9), and Craig and Betty Riley (Lot #11).

The meeting was adjourned at 8:30 P.M.

The next meeting will be February 5, 2002 at 6:30 P.M. at Ted Becker's home (Lot 6).

Respectfully submitted by Pam Hambly.