

Wildview Ridge Homeowner's Association Board Meeting

April 2, 2002

Frank Burrow's home

The meeting was called to order by Frank Burrow at 6:45 P.M.

Attendees- Frank and Pam Burrow, Ted Becker, Pam Hambly, J.C. Higgins, Jim Bartlett and Jessica Adams, Bruce and Marilyn Amer, Aaron and Susie Taylor, Gaye Dowman, John and Marsha Zastawniak, Ed Quiles, Deb Curtis, Steve Harrington, and Andy Royce.

Agenda Topics

- **Minutes of the Last Meeting** - Approved as distributed.
- **Homeowners and/or Guest Issues** - Steve Harrington and his associate, Andy Royce, of Utility Management Services LLC presented their proposal to improve our well pressure situation. They will evaluate each of the wells to determine pressure and flow rates in order to bring them up to acceptable levels. They will also take care of a long list of other items. Mr. Harrington also reminded us of the importance of keeping the well houses locked to prevent injury to children and pets. Their bid was \$3,400.00. The Board voted unanimously to authorize the company to accomplish this task. J. C. Higgins will notify homeowners as to when the water to a particular lot will need to be temporarily shut off to make the necessary repairs.
- **Financial Report** - J.C. Higgins distributed a complete financial report and bank statement copies along with a run-down of the HOA Time Certificates of Deposit. All amounts are correct as of March 31, 2002.

Cash Total	300.00
Savings Total	15,535.42
Time CD Total	<u>22,216.01</u>
 TOTAL	 38,051.43

The Board authorized a maturing C.D. to be increased to \$6,000.00 and be reinvested. J.C. also reported two homeowners are late with their dues. The Board requested the homeowners be contacted by phone before any other action is taken.
- **Architectural Control Committee Report** - Dale Petersen (Lot # 4) submitted a report of the recent action taken by the committee. Lot #23 received approval to construct a greenhouse and a six-foot cedar fence. Lot #6 received approval to construct a sport tennis court with fencing. The committee will ascertain from lot owners when they plan to start their projects and how much time will be needed to complete the projects. In general, a 6 - 12 month time period will be allowed for completion of the project, depending upon the type of project and assuming that there are no unforeseen circumstances that arise.
- **Gate Upgrades** - This topic will be discussed at a later date.

- **Gate Closure** - Personal codes have been submitted by 33 of the 42 lots. J.C. Higgins will contact the remaining homeowners for their codes. The plan for codes and closure will be prepared and implemented in May. Pam Burrow (Lot #1) is the contact person for party codes.
- **J.C. Higgins Items** - We have received a bid proposal from Olympic Landscaping Co. The bid will be sent to the Landscaping Committee for their recommendation.
- **Well House Issues** - The State Department of Health recently analyzed our water system and found it to be satisfactory. Each well house needs to have a two-foot, vegetation free barrier. To protect our water systems, homeowners need to refrain from using pesticides or insecticides around the well houses.
- **Rules Committee** - Susie Taylor (Lot #37) received the surveys that were turned into J.C. Higgins. The committee will tabulate the results and report their findings at the next Board meeting. She reported that any homeowner who hadn't had a chance to fill out the survey could do so and return it to her.
- **Community Safety Issues** - Contact Frank Burrow (Lot #1) to volunteer to put in the street reflectors.
- **Street Cleaning** - The spring street cleaning has already been done. The next cleaning will be in July.
- **Social Committee** - The monthly women's gathering was a success with 12 ladies in attendance. The Easter Egg Hunt was also held to the delight of the neighborhood children. The next women's event, a Cinco de Mayo Party, will be held on April 30th. Contact Lori James (Lot # 23) or check out the bulletin board by the mailboxes for more details.
- **Newsletter** - The Spring Newsletter has been distributed. A big thank you goes out to Pam Burrow (editor) and all who submitted articles.
- **C.C. & R. Violations** - The Board will contact homeowners to note violations and seek timely compliance. The Board discussed ways in which to enforce the C.C. & R.'s.
- **Issues from the Floor** - Homeowners requested the Board react to specific C.C. & R. violations rather than unsubstantiated complaints. Also, a volunteer will be needed to audit the HOA financial reports. See Frank Burrow if interested.

The next meeting will be on May 7, 6:30 P.M. at Hambly's (Lot #24).
The meeting adjourned at 8:25 P.M.

Respectfully submitted by Pam Hambly