

Wildview Ridge Homeowner's Association Board Meeting

Tuesday, May 7, 2002

Pam Hambly's home (Lot #24)

The meeting was called to order by Frank Burrow at 6:35 P.M.

Attendees - J. C. Higgins, Ted Becker, Dale Peterson, John and Marsha Zastawniak, Frank Burrow, Susie and Aaron Taylor, and Pam Hambly

Agenda Topics

- **Minutes of the Last Meeting** - Approved as distributed.
- **Financial Report** - All amounts were correct as of April 30, 2002.

Cash Total	300.00
Savings Total	14,491.60
Time CD Total	<u>22,216.01</u>

TOTAL 37,007.61

All accounts have been reconciled to March 31, 2002. We now have four CD's with the next one maturing on July 27th. Eight homeowners have paid their dues through the end of the year. The others except for one just owe the \$300, which is due in July. One homeowner still owes \$600. The Board has authorized J. C. Higgins to send a third letter demanding payment with interest and reminding the homeowner that legal action is the next step. Pam Burrow has audited the books for 2000 and 2001 and has found them to be in order. A treasurer is still needed.

- **Homeowners and/or Guest Issues** - It was brought to the Board's attention that barking dogs are still an issue. A letter will be sent to the offending homeowners requesting solution of this problem. The development's stop sign was knocked over and stolen before it could be repaired. Homeowners are encouraged to notify the police if they see illegal activity around the development.
- **Architectural Control Committee Report** - Dale Peterson reported a request from Lot 37 and Lot 38 to tear down existing fence and build a new fence. The request was approved. The work will be done by April 10, 2003.
- **Gate Upgrades** - We will solicit a bid for an upgrade on the visibility of the gate readout.
- **Gate Closure** - We now have the codes. Pam Hambly will get current school bus schedules. The closure hours will be determined at a later meeting.
- **J.C. Higgins Items** - After review by the Landscaping Committee, we will renew our contract with Epic Landscaping. The spring landscaping planting party will be announced at a later date. The Board authorized the Landscaping Committee to spend up to \$500 on plants.

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- **Well House Issues** - Work will begin on Thursday, May 9. Notification to homeowners of water shut off was done earlier in the week. Frank also posted a note on the mailbox bulletin board advising of the water shutoff in case the mailed postcard got lost. The water shutoffs need to be flagged by Board members before May 9. Surveys were received from the health department. They made a recommendation to change the venting on the well heads to a "candy cane" set up with filters. Steve Harrington copied all of the well files on record with the county. One set of copies will be made to stay in the development and the other set will be stored at J. C. Higgins and Associates.
- **Rules Committee** - Susie Taylor presented the results of the survey. Twenty-five people responded. The majority of the respondents thought it was all right for motorized vehicles to be operated within our neighborhood without a valid Washington State Drivers License but with restrictions. The majority of the respondents did not have problems with community animals. The committee will review the responses and present recommendations to the Board at the next meeting. J. C. will seek advice from our lawyer on liability issues.
- **Community Safety Issues** - Laine Knowles has volunteered to help install the street reflectors. Installation is on hold pending design of the diagram with position, count and color of the reflectors.
- **Street Cleaning** - Lot owners need to remember to clean up the road after delivery of landscaping material. Our next cleaning won't be until July.
- **Social Committee** - The ladies' Cinco De Mayo gathering was a success. The next event will be Nationality Night on May 28th. Details will be forthcoming.
- **Newsletter** - Pam Burrow (Lot #1) is in the process of editing the Summer Newsletter. Send or take articles or submissions to her. The target date for distribution is early June.
- **CC& R Violations** - J. C. has drafted a memorandum listing the many CC & R violations. We will ask homeowners to look at the violations and get back to us with their plans for bringing their lot into compliance. The notice will be sent to all homeowners as soon as possible.
- **Insurance Policy** - Our insurance policy is up for renewal on June 1. There was a 22% increase in our annual premium. There was a discussion as to whether it would be cost effective to raise the deductible. The Board voted to renew the policy with the current deductible.

The next meeting will be on June 11 at Ted Becker's (Lot # 6) at 6:30 P.M.
The meeting adjourned at 8:40 P.M.

Respectfully submitted by Pam Hambly

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