

Wildview Ridge Homeowner's Association Board Meeting

September 10, 2002
Ted Becker's Home (Lot 6)

The meeting was called to order by Frank Burrow at 6:40 p.m.

Attendees - Frank and Pam Burrow, Ted Becker, Pam Hambly, J.C. Higgins, Aaron Taylor, Randy Underwood, Terry Walker, Craig Riley, Jessica Adams, Bruce Amer, Dale Peterson, P.J. Knowles, and Mark Jensen.

Agenda Topics

- **Minutes of the Last Meeting** - Will be typed up soon.

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

Cash Total	500.00
Savings Total	16,134.31
Time CD Total	<u>23,313.66</u>

TOTAL	39,947.97
-------	-----------

All amounts were correct as of August 31, 2002. J.C. also provided a breakdown for all of the Time Certificates of Deposit. The next C.D. to mature will be in October. The books were also reconciled as of July 31, 2002.

In the future, J. C. Higgins is authorized to send a dues reminder when accounts are 30 days past due. The second reminder is sent out by certified mail when accounts are 60 days past due. Interest of 12% will accrue on all accounts after 60 days.

- **Architectural Control Committee** - Dale Peterson reported on the action taken by the committee since the last Board meeting.

Lot 18: The request to line the ditch with rock was approved in June 2002. The work is to be completed by June 15, 2003.

Lot 2: A garden shed was approved and completed. The request for a flag pole and patio cover was approved. July 10, 2003 is the completion date.

Lot 37: Request for a picket garden fence has been approved. July 8, 2003 is the completion date.

Lot 15: The request for an 18x16' storage shed, 10x12' dog kennel, privacy fence, and gravel area has been approved. September 10, 2003 is the completion date.

Lot 21: The request for a fence has been approved. September 10, 2003 is the completion date.

Lots 8 & 9: The request for a redesign of the well house has been approved. This approval also affects Lots 33 & 40.

Lot 3: Request for reimbursement for paint was approved.

In regards to well houses, it is up to the Well House Committee to maintain the pump houses. The Board has decided homeowners may paint the well house on their property to match their house if they so desire.

The ACC will contact the 6 homeowners whose satellite dish does not meet the CC&R requirement. A variance will be granted since the location of the dish cannot be changed.

- **Gate Upgrades** - This topic is deferred at this time.
- **Gate Closure** - We have received 34 responses to our request for personal gate codes. Pam Hambly reported on the school bus schedules. Bruce Amer volunteered to be responsible for handling the gate issues. He will notify homeowners and support services of the new closure procedures and send a copy of the notification letter to J. C. Higgins for our files.

RECEIVED

SEP 26 2002

- **J.C. Higgins Items** - Our association insurance policy won't be up for renewal until June 2003. The replacement stop sign and street sign have been installed. The legal advice we received regarding animal nuisance was to control it at the Board level with notification and ultimately fines. As far as underage driving of motorcycles was concerned, according to Washington State law, no driving without a valid driver's license. The HOA will assume all legal responsibilities and liability if it is allowed.

The Board voted unanimously that no motor vehicles would be allowed to be driven by unlicensed drivers. J.C. will draft a notification letter and the Board will sign it before it is sent to the homeowners.

- **Mail Boxes** - A light with motion detection capabilities has been installed. The #2 Parcel Box Key is missing again. We will seek to have more than 1 replacement key.
- **Landscaping** - The monument area is looking much better thanks to the landscaping committee. The sprinkler system has been repaired and upgraded so that it covers all areas properly.
- **Well House Issues** - Work has been completed on the wells. A report of findings has been submitted by Utility Management Services. A bid on additional work to upgrade the storage capacity was received and approved. All work was stopped at the request of two homeowners pending their request to redesign the well house structure to blend with the architecture of their homes. A committee was formed to coordinate the redesign with the work of Utility Management Services.
- **Community Safety Issues** - The street reflectors have been approved but not yet installed pending a diagram with the position, count and color of the reflectors. P.J. Knowles volunteered to be on this committee.
- **Street Cleaning** - Homeowners are reminded to clean the street in front of their home regularly. The next street cleaning won't be until November.
- **Social Committee** - The ladies of the community continue to meet monthly.
- **Newsletter** - The Fall Newsletter is in the production stage for distribution this month. Send articles or news items to Pam Burrow (Lot 1) for inclusion.
- **New Issues** - CC & R violations were discussed. J.C. will send a letter addressing the issues to the offending homeowners.

P.J. Knowles was granted permission to install a box extension to bring the flush out box up to the level of the flowerbed.

Pam Hambly will contact Mountain Meadow Elementary School to arrange a date for the annual Homeowner's Association Meeting to be held at the end of November.

The next meeting will be on October 8, 2002 at 6:30 p.m. at Pam Hambly's home (Lot 24).
The meeting adjourned at 8:25 p.m.

Respectfully submitted by Pam Hambly

RECEIVED
SEP 26 2002