

Wildview Ridge Annual Homeowner's Association Meeting

November 19, 2002

Mountain Meadow Elementary School

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

- **Introduction of Directors**

Frank Burrow - President

Ted Becker - Vice President

Pam Hambly - Secretary

- **Introduction of Property Management Company**

J.C. Higgins of J.C. Higgins & Associates

- **Announcement of Voting Power Present** (Quorum)

The following homeowners were present and authorized to vote: Frank & Pam Burrow, Ted Becker, Marilyn Amer, Jim Bartlett, Jessica Adams, Craig & Betty Riley, Terry Sax, Michelle Walker, Deb Curtis, Greg Sparks, Jeff Wright, Rick James, Jay & Pam Hambly, Bret & Darcy Olsen, Gaye Dowman, Lain & Jean Knowles, Anthony Setterfield, Dick & Jancee Theleman, P.J. & Karen Knowles, Tiana Gaulke, and Aaron & Susie Taylor. Two homeowners voted by proxy. J.C. Higgins declared a quorum was present.

Reports by Officers, Management Group & Committees

- **Financial Report**

J.C. Higgins reported the following amounts current as of November 19, 2002.

Cash Total	990.22
Savings Total	4,662.36
Time CD Total	<u>23,438.61</u>

TOTAL 29,091.19

The next C.D. will mature on the 26th of November. All homeowners except one are current with their dues.

- **Architectural Control Committee**

Current members of this committee are Dale Peterson, Gaye Dowman, Rick James, Anthony Setterfield, Greg Sparks, Aaron Taylor, Dick Theleman, and Jeff Wright. This committee shall consist of no less than three members and not more than five *voting* members. The functions 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 bath houses) or other exterior structures to be placed upon the properties. (Article 15)

The functional process of the committee is as follows: a plan is submitted to the Property Management Company or the Wildview Ridge Board for transmittal to the Architectural Control Committee. The ACC will review the plan submitted and could either approve, request more information or provide information to the homeowner on what is needed to bring the plan into

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compliance with the CC&R's. If approved, a letter of approval will be issued by the ACC and this letter will be submitted at the next Homeowner's Association Board meeting as part of the minutes and HOA records. If a position of non-agreement between the ACC and homeowner exists, the HOA Board will be advised and a meeting between all parties will be orchestrated to resolve any CC&R interpretations.

- **General Maintenance Committee**

The current members of this committee are Scott Hoard and Lain Knowles.

This committee shall consist of all that wish to participate.

The function of the General Maintenance Committee shall be to do any emergency or planned maintenance activities as needed and not directed to be performed by a contracted person or company.

Bret Olsen would like to be added to this committee for 2003.

- **Landscaping Committee**

The current members of this committee are Craig & Betty Riley, Jessica Adams, Jim Bartlett, and Marilyn Amer.

This committee shall consist of all that wish to participate.

The function of the Landscaping Committee shall be to plan any landscaping projects for the monument gardens and organize those activities. In addition, this committee will also oversee the work of the company hired to perform the weekly landscaping tasks.

Deb Curtis, Gaye Dowman, Michelle Walker and Pam Hambly would like to be added to this committee for 2003.

- **Social Committee**

The current members of this committee are Marilyn Amer, Kathy Becker, Cathy Hoard, Jean Knowles, Karen Knowles, Lori Miller, Renee Quiles, Amy Wright, and Marsha Zastawniak.

This committee shall consist of all that wish to participate.

The function of the Social Committee is to plan community events.

Jane Theleman and Tiana Gaulke would like to be added to this committee for 2003.

- **Rules Committee**

The current members of this committee are Lori James, Craig Riley, and Susie Taylor.

This committee shall consist of all that wish to participate.

The function of the Rules Committee is to review the CC&R articles and/or proposed amendments to the CC&R's. They shall review the current Articles, Sections and/or Amendments as submitted and determine if a change is recommended. If so, they will 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 committee is also responsible for soliciting nominations for the HOA Board of Directors.

- **Wells & Water Systems Committee**

The current members of this committee are Tony Gaulke and Scott Hoard.

This committee shall consist of all that wish to participate.

The Function of the Wells & Water Systems Committee is to do any light maintenance in the well

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houses and provide for the emergency operation of the wells in the event of a long-term power failure.

- **Gate Services**

Bruce Amer is the person responsible for the programming, remote controls and keys associated with the operation of the gate.

Old Business

- **Distribution of Board Meeting Minutes**

Pam Hambly distributed the minutes from the November 7, 2002 Board Meeting to all member present. Additional copies can be obtained by contacting Pam Hambly. All Board Meetings are scheduled and published in the Board Meeting Minutes as well as at the bulletin board by the mailboxes.

- **Community Newsletter**

Pam Burrow is the editor of our community newsletter, Wildview Ridge Reporter. It is published quarterly. The newsletter contains community information, anecdotes, new additions, recipes, and much more. All members are encouraged to submit articles for publication. The next distribution date will be in January 2003.

- **Drainage Ditches -**

An easement has been provided for on all interior lots for the installation and maintenance of utilities and drainage facilities. These drainage ditches are to remain free of structure, planting or other materials, which may obstruct or retard the direction of the flow of water through the drainage channels. The owners of these lots must maintain this easement continuously. (Article 5, Section 2).

- **Street Sweeping Service**

The HOA Board has contracted with a street cleaning company to clean the streets twice a year. The cleanings are scheduled for the fall and spring. It was suggested that the dates of the cleaning be later in the year or on an on-call basis.

- **Well Status**

Much work has been done on our well systems this year. In the beginning of 2002, Utility Management Services was hired to inspect and provide repairs to our wells. During the year, homeowners have been provided updates on the tasks performed and the status of each well. Our well systems and wells were found to basically be in good condition but in need of maintenance. We are currently in the process of finishing a very large set of upgrades to 4 of our 7 wells and well systems. This is directly in response to meet the needs of our community. Three of the well houses had to be expanded to accommodate the addition of 1000-gallon reservoirs. A big thank you goes out to Bruce Amer and Jim Bartlett for acting as general contractors for these upgrades. Utility Management Services provided the well component installation and services. We still must be careful of the amount of water we consume. These wells are supposed to only provide 5000 gallons of water per day for use by the six homes on each system. Great Care must be taken not to outstrip the total capacity of the reservoirs and the

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well pumps. Excessive irrigation and improperly designed sprinkler systems are the leading culprits in the problems we have experienced this year. All of the upgrades to our water system will not eliminate flow problems if individuals are not willing to use water in a responsible manner. The total bill for all of the water system maintenance and upgrades will be between \$13,000 to \$15,000.

New Business

- **2003 Budget**

The proposed budget mailed to all Homeowners was approved. The dues of \$600 per year will not be increased. Dues may be paid in two installments of \$300 each.

- **Amendments to Governing Documents**

Some homeowners have had questions regarding the procedure to change or amend the CC&R's. The Board established the following process to provide for future changes. A form, available from the Management Group or a Board member is available for anyone wishing to propose a change or amendment. The completed form needs to be submitted to the HOA Board or J.C. Higgins for log in. It will then be given to the Rules Committee for discussion, research, review and recommendations. It will then be submitted to the HOA Board to be recorded in the minutes. Then it goes to all of the Homeowners for review. If approved, it will then be filed with Pierce County.

- **Election of new Director & Alternate Director**

Pam Hambly's term on the Board is over. P.J. Knowles was elected to replace her and will serve for three years. No alternates were elected. Pam was presented with a gift certificate and card in appreciation for her two years of service to the community.

- **Call for Committee Volunteers**

Sign-up sheets were available for additions to committees for 2003.

- **Guest Speaker - Jerry Schmitz**

Jerry Schmitz of the Connell's Prairie Community Council presented information about the proposed development of the properties adjoining Wildview Ridge. He strongly urged us all to be vocal citizens in monitoring the growth around us.

The meeting adjourned at 8:00.

- **Board of Directors Meeting**

The new Board of Directors met to determine the new officers. Frank Burrow will continue to be President. Ted Becker will continue to be Vice President. P.J. Knowles will be Secretary. The next HOA Board meeting will be at 6:30 PM on Tuesday, January 7 at Ted Becker's house.

Respectfully submitted by Pam Hambly

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