

Wildview Ridge Homeowner's Association Board Meeting

January 7, 2003

Ted Becker's Home (Lot 6)

In Attendance: Frank Burrow, Ted Becker, P.J. Knowles, Dale Peterson, Jim Bartlett, Jessica Adams, and Bruce Amer (entered at 7:30 PM).

The regular meeting was called to order by Frank Burrow at 6:40 PM.

Minutes of the Last Meeting – Approved as distributed.

Financial Report - Copies of the financial report prepared by J.C. Higgins were distributed.

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|---------------|------------------|
| Cash Total | 500.00 |
| Savings Total | 5,227.18 |
| Time CD Total | <u>12,266.88</u> |
| Total Assets: | \$17,993.95 |

All homeowner dues are currently paid. The completion of the well houses was discussed. We have spent roughly \$11,000 and the remaining two well houses need siding to complete the job. A bill from the roofer was presented by Bruce Amer. There is one bill pending from Sutherland on a recent gate fix. P.J. inquired about receiving a copy of the financial report a few days prior to the future meetings.

Homeowners issues- None.

Architectural Control Committee- Dale reported on an approved request by Lot 25 to build an 18'x33' backyard pond with waterfall. The pond will be located in excess of 10' from the property line. The timeline of approval is valid through October 10, 2003. Dale is working on distributing the satellite dish waivers.

Gate Issues – The recent gate problems have been a combination of the Fire Department leaving it in the open position, programming issues with the timer, and a blown fuse on the relay loop. Bruce Amer and P.J. Knowles recently fixed the programming issues with incorrect phone numbers and gate opening times. Bruce reported the button on the outside of the timer box is for resetting the gate from an opticom strobe (police and fire) opening. Issues of maintenance and replacement of the gate mechanism were discussed along with surveillance of the entry way. Bruce presented a costs sheet from Larry Sutherland for replacing the head and a separate cost for replacing the gate hardware with

loop sensor. P.J. will do further research and present a cost analysis of upgrading the gate system and adding a surveillance camera system.

J.C. Higgins Items – J.C. mailed letters to all homeowners advising on the street legal usage of the roadway. It is agreed it has helped to curb this activity.

Mailboxes- Frank Burrow reported the #2 parcel box has been fixed and mentioned the top of the mailbox cover is exposed untreated plywood. Frank made a motion to use any left over shakes from the pump house to shake the outside exposed ends of the mailbox cover. Motion was seconded by Ted and approved by all.

Landscaping - Epic recently mowed and performed general cleanup of the common area. Jessica Adams asked about a budget for planting the entryway flowerbeds. Discussion followed on overall maintenance of the common area. Frank reported we need to pressure wash the monuments and gate and possibly repaint the gate. Jessica suggested we set aside a day for cleanup and publicize it well in advance for volunteers to sign up.

Well house- Well house on Lot 9 is finished (except for door handle). The other two well houses need siding and new door handles. There was some confusion as to who is to finish the other two well houses. After discussion, P.J. volunteered to gather a work party and complete the last two well houses. Upon further discussion, the board took action to approve \$250/per well house in labor for a private party to finish the siding.

Rules committee- No report.

Street Reflectors- Frank, Lain Knowles, and P.J. will work on getting reflectors installed.

Street Cleaning- We will go on a call basis instead of a scheduled basis for street cleaning.

Social Committee- No report.

Newsletter- Newsletter is pending as there has been no news submitted.

Street Lamps- Puget Power will fix the lamps as this is a service we pay for. The numbers need to be recorded off of each lamp post when reporting to PSE.

New Issues – The Service Contract with J.C. Higgins was discussed. Frank will contact J.C. to request the Wildview Ridge ledger and other items belonging to our association. An assessment will be made following a review of our contract with J.C. and the work his company has provided.

Next Meeting date is scheduled for February 18 at 6:30 PM at Frank Burrows home (Lot 1).

The meeting was adjourned at 8:41 PM

Respectfully submitted by P.J. Knowles