

**Wildview Ridge Homeowner's Association Board Meeting**  
**Sept. 29, 2003**  
**Frank Burrow's Home (Lot 1)**

In Attendance: Frank Burrow, P.J. Knowles, and Ted Becker.

The regular meeting was called to order by Frank Burrow at 7:20 PM

**Minutes of Last Meeting:** Approved as previously reviewed.

**Financial Report:** Current Bills: Meridian Electric for gate and entry lighting work, Sutherland for gate repair.

Savings - \$15,478.46

CD - \$12,492.20

Total - \$28,470.67

**Homeowners and/or Guests Issues:** None present.

**Old Business:**

Architectural Control Committee Report - No report available

Landscaping Committee- We need a statement of work from the committee to submit bids.

Social Committee - No report.

Rules Committee - We need nominees for the director position.

Maintenance Committee Report- Frank is working on getting reflectors from Northwest Barricade for the roads. P.J. is working on getting shingles for the mailbox cover. A street light legend was created by P.J. and is currently available on the Wildviewridge.com website.

Well house issues - Susan from J.C. Higgins will get bids for remaining work on well houses, pressure washing well houses, and fence staining. Stain color is Behr brand White Cedar.

Gate Issues - Sutherland estimated the replacement of the gate head (damaged on Sept. 10-11) is \$3,7000. This is being submitted to our insurance. Security cameras for the entryway was again discussed. P.J. will work up a proposal for the next meeting.

CC&R Violations - Frank proposed a new form for actions to be completed to be sent to Susan of J.C. Higgins. P.J. will email Susan a copy of minutes of meeting for violation letters. Second offenses were discussed. A motion was made, seconded, and approved

by board to designate the following monetary fines for repeating offenders of children riding motorbikes on community property:

- 1st offense - \$50.00
- 2nd offense - \$100.00
- 3rd+ offense - \$150.00

**Current Violations:**

- Lot 30 - Landscaping, garbage/recycle bin in front of garage
- Lot 15 - Motorcycles (2nd letter)
- Lot 20 - Motorcycles (2nd letter)
- Lot 3 - Fence repair
- Lots along 230 Ave - Letter referencing 2nd amendment to CC&R's regarding fence upkeep
- Lot 32 - Drain dumping into well house

Lot 13 submitted a letter of request for variance on the drainage ditch. ACC will review.

Newsletter - The fall newsletter will be the last Pam Burrow creates due to lack of interest in submitting articles. Future news will be published on the homeowner bulletin board or the website at [www.wildviewridge.com](http://www.wildviewridge.com).

Web Domain - P.J. will submit an article about the web domain for the next newsletter.

**New Business:**

New Issues -

Pierce County is implementing a new permit requirement for Group B well systems. The annual cost is \$55 for each well. Future mailings from Pierce County will be re-directed to J.C. Higgins.

A utility management bid was reviewed and discussed. The board took no action.

There was discussion of increasing HOA dues to build a surplus for future major improvements. An increase would have to be done in accordance with the By-laws.

The remainder of meetings are changed from the last Monday of each month to the last Tuesday of each month. The remaining 2003 board meetings will be: October 28 (Lot 35 - Knowles), and November 25 (Lot 6 - Beckers).

Meeting was adjourned at 9:30 PM

Respectively submitted by P.J. Knowles