

Wildview Ridge Homeowner's Association Board Meeting
Oct. 28, 2003
P.J. Knowles' Home (Lot 35)

In Attendance: Frank Burrow, P.J. Knowles, Ted Becker, Dale Peterson, and Susan Stiles of J.C. Higgins.

The regular meeting was called to order by Frank Burrow at 6:42 PM

Minutes of Last Meeting: Approved as reviewed.

Financial Report: Susan presented the report:

Savings - \$14,287.60
CD - \$12,492.21
Total - \$27,279.81

After discussion of rolling the CD over, it was determined the board would check into the possibility of investing in I-Bonds. If we cannot purchase I-bonds we will roll the CD. Dues collection: \$309 is outstanding from one homeowner. Appropriate letters have been sent.

Homeowners and/or Guests Issues: None present.

Old Business:

Architectural Control Committee Report - Dale reported:

Lot 41: approved a front yard landscaping plan and approval to remove trees in front through Sept 19, 2004

Lot 4: approval for a 3 1/2' x 7' x 2' high compost box (portable); Approval for a cow-guard fence (temporary) through Sept 16, 2004.

Lot 13 homeowners have requested a variance to the drainage ditch. Discussion followed regarding the landscaping in the drainage ditch. The main problem are trees growing in the ditch and the maintenance of a "neat" ditch. Letters regarding this opinion have been sent to the homeowners of Lot 13. Concern over water pooling from a congested ditch was discussed.

Landscaping Committee- We need a statement of work from the committee to submit bids. Susan presented the current agreement with our landscape maintenance company. Ted will oversee the landscape committee.

Social Committee - No report.

Rules Committee - Susan questioned the notification of the motorcycle riding offenses. It is agreed we need to publish the rules so they are known.

Maintenance Committee Report- Frank asked for the following bid: pressure wash wellhouse roof, (G/F), paint two wellhouses with pickup work, fence staining along 230 Ave, repairs to fence, and pressure wash and clean monument. Frank found Behr paint no longer produces our color of stain - Cedar White - due to a class action lawsuit. P.J. will look into this lawsuit and see if we are eligible for a claim.

Gate Issues - Susan submitted a claim to CAU for replacement of the gate controller head. Susan requested a copy of the police report for the claim. P.J. will obtain a copy of the report for this claim. Frank reported on kids riding scooters and bikes on the common areas - notably on top of the monument and box hedges.

Mailboxes - P.J. will obtain shingles and apply to the mailbox house.

Well house issues - P.J. will get the colors for the remaining two wellhouses to Susan. The wellhouse on Lot 33 needs to be Kelley Moore Frost. A letter needs to be sent to Larry Caplan of lot 32 concerning a drain hose dumping water into this wellhouse. A bid for painting and repair was reviewed and approved for painting and repairs on wellhouses on lots 33 and 40. The wellhouse on lot 28 was approved for pressure washing. Discussion on fence staining from the same company was discussed. The staining bid needs to be completed. It was decided to wait on the monument cleaning along with the complete fence bid. Frank reported on the well monitoring permits. He is pursuing action requesting only one permit for the entire development instead of one per each wellhouse.

Community Safety Issues - Ted will obtain the reflectors.

CC&R Violations -
Current Violations:

June 24 - motorcycle riding on roadway letters were sent. Mike Matila of Lot 20 called Susan to inquire the subject of the certified letter sent to him. He was made aware it regards his child riding a motorcycle on the roadway.

Oct. 13 - letter regarding vegetation protruding through fence boards from Currans of Lot 2. Susan contacted homeowners to explain the letter was sent to all homeowners along 230th Ave as a reminder.

Susan reiterated we need to publish in the next homeowner letter the first, second, and third offenses for children riding motorcycles.

Newsletter - Frank reported we do not have enough submissions. P.J. still needs to submit an article regarding the web domain.

New Business:

White River Special Needs Bus Complaint- The driver has concerns over cars parked in the entryway in the morning. It makes it difficult for the bus to navigate into the development. Discussion followed regarding a bus shelter and possibly having the regular bus pick up children inside of the development, thus eliminating the congestion at the entryway.

Annual Meeting Date and Place- Susan stated we need to agree to a date and place for the annual meeting. Discussion followed regarding a dues increase, board member position voting, and building a larger reserve for future capital expenses.

Meeting was adjourned at 9:00 PM

Respectively submitted by P.J. Knowles