

Wildview Ridge Homeowner's Association Board Meeting
Nov. 25, 2003
P.J. Knowles' Home (Lot 35)

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

The regular meeting was called to order by Frank Burrow at 6:46 PM

Minutes of Last Meeting: Approved as reviewed.

Financial Report: Susan mailed the report:

Savings: \$14,298.30

CD: \$12,557.98

All lots are current with the exception of one in arrears.

Homeowners and/or Guests Issues: None present.

Old Business:

Architectural Control Committee Report - Dale reported:

Lot 31: Requested to cut down five trees due to safety concerns. Due to the significance in size of these trees, the approval is conditioned on planting five trees of value in their stead.

Lot 32: Request received one hour ago to cut twelve trees due to safety reasons will be approved (not official yet).

Lot 32: Large architectural plan (received one hour ago) to add new two-car garage, 16x32 swimming pool, wet-lands koi pond, new driveway, privacy wall, and plantings. Plans are not complete. Not yet approved.

Landscaping Committee- There was discussion regarding having neighborhood children take on the landscaping job. Ted Becker will contact the committee for their opinion. There was discussion regarding installing a flag pole near the entryway. It was agreed this will be brought up at the annual home owner's meeting.

Social Committee - No report.

Rules Committee - We still need candidates for director position.

Maintenance Committee Report- Frank and P.J. installed the street reflectors. The cost of the reflectors was \$146.84. More bids for fence painting will be sought. The Behr

warranty refund was discussed. More investigation needs to be done to see if we are eligible.

Gate Issues - All paperwork has been submitted to the insurance company. The repair will commence once the claim is approved.

Mailboxes - P.J. will obtain shingles and apply to the mailbox house. Frank will apply drain turns to re-direct the downspout runoff to the road.

Well house issues - Frank and Ted talked with Larry Caplan (Lot 32) regarding the broken drain pipe from his lot. Caplan will have a company fix and report back. Frank sent a letter to Pierce County Health Dept. for a variance on the class B well monitor permit. The variance requests one permit for all well-houses instead of the one permit per well-house. The outside power panel to the well-house on lot 32 needs to be mounted. The wellhouse on lot 28 still needs to have a hole filled with foam insulation. Cleaning of and the placarding (contact info.) of the well-houses was discussed.

Community Safety Issues - None.

CC&R Violations - None.

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

New Business:

Annual Meeting Date and Place- A date must be agreed to and a location must be reserved. It is suggested the third or fourth week in January.

Budget- Ted will look over the budget once received from Susan. Frank will work on the capital reserve replacement fund.

Thank you card- Marsha Zastawniak sent a "thank you" letter to the board for the fast action repairing the well-house on her lot.

Next Meeting will be January 13, 6:30 PM at Frank's house.

Meeting was adjourned at 8:13 PM

Respectively submitted by P.J. Knowles