

Wildview Ridge 2003 Homeowner's Association Meeting Minutes
March 3, 2004
White River High School
26928 120th St E
Buckley, WA 98321

Board members In Attendance: Frank Burrow and P.J. Knowles.

The 2003 annual meeting was called to order by Frank Burrow at 6:35 PM

Introduction of Directors: P.J. Knowles - Secretary, Frank Burrows - President, Ted Becker - V.P. (absent)

Introduction of Property Management Company: Susan Stiles - J.C. Higgins & Associates

Announcement of Voting Power Present (Quorum): 42 Homeowners Authorized to Vote

Attendees 21, Present 19, Proxy 2, Quorum 1/10th = 4

Reports by Officers/Mangement Group & Explanations of Committees:

Financial Report: Susan Stiles presented the report

Architectural Control Committee:

Members were introduced: Dale Peterson, Dick Theleman, Rick James, Aaron Taylor, Jeff Wright, Greg Sparks (absent), and Anthony Setterfield (absent). The duties and function of the ACC were explained. The process for submitting plans to the ACC was discussed.

General Maintenance Committee:

Members introduced: Lain Knowles, P.J. Knowles, and Frank Burrow. The function of this committee was discussed. This committee is in charge of emergency or planned maintenance activities that are not performed by a contracted company.

Landscaping Committee:

Members introduced: Betty Riley, Jessica Adams, Marilyn Amer, Craig Riley, Jim Bartlett, and Bruce Amer (absent). This committees responsibilities are to plan and organize landscaping projects for the monument gardens and oversee the work of the weekly landscapers. Future planting schedule is as follows:

Spring Planting – March 20th

Summer Planting – June 12th
Bulk / Holiday – November

Rules Committee:

Members introduced: Lori James, Craig Riley, and Susie Taylor. This committee's function is to review the CC&R articles and proposed amendments to determine if a change is recommended. The members then submit recommendations to the HOA board for approval; either as a rule or an amendment to be submitted to the general membership for vote.

Wells & Water Systems Committee:

Members introduced: Currently no members on this committee. This committee's purpose is to oversee the light maintenance of the well houses and provide for the emergency operation of the wells when necessary.

Gate Services: Members introduced: Bruce Amer (absent), and P.J. Knowles. Responsible for the programming, remote controls, and keys associated with the gate operation. P.J. gave a presentation on the new gate codes and how to use the new gate controller head. Utility codes will be changing and homeowner codes will be utilized within six weeks. Mailers will be sent prior to the new codes being implemented.

Old Business:

Well System Status:

Frank Burrow reported on well issues. Additional storage reserves were added to three of the wells and a study found that a heavy build up of manganese and iron were found on three of the systems. Discussion on dirt in the lines ensued and it was mentioned that dirt was more prominent after power outages. Mark Jensen (lot 40) provided a water sample of dirty water from his tap. Frank will have tests run on the sample. There was discussion on "spinners" on the well system that remove dirt to a reasonable degree.

Drainage Ditches: The maintenance of drainage ditches was discussed.

Web Domain: P.J. gave a presentation on our current web domain. The website www.wildviewridge.com has been reserved for our community to post useful information.

Board Meetings and Distribution of Minutes: The board meetings are scheduled and published in the board meeting minutes as well as the bulletin board.

Community Newsletter: The newsletter has hit a standstill due to lack of submissions. All future news will be published on the wildviewridge.com website.

New Business:

2004 Annual budget: The proposed budget was discussed, approval was made by motion, seconded, and approved by all present.

Amendments to CC&R's: There was discussion on the process of changes to the current CC&R's.

Election of new directors and alternates: Frank Burrow's position is up for renewal. The position is a three-year term. There are no new candidates for the position and Frank is the only one in the running. Frank Burrow remains the current director of the board. There was discussion on duties of board members. After discussion, volunteers were added to assist board members: Lane Knowles volunteered for an alternate board position, Tiana Gaulke volunteered for alternate board position, and Mark Vinson offered to help the secretary with his duties.

Call for Committee Volunteers: Volunteers were solicited for committees:
Finance committee: Craig Riley, Lain Knowles, Aaron Taylor, Bruce Amer
Architectural Committee: Bret Olsen
Maintenance Committee: Eric Hemmen

Meeting was adjourend at 9:25 PM.

Respectively submitted by P.J. Knowles