

Wildview Ridge Homeowner's Association Board Meeting
Jan. 27, 2004
Frank Burrow's Home (Lot 1)

In Attendance: Frank Burrow, P.J. Knowles, Susan Stiles (J.C. Higgins), and Dale Peterson.

The regular meeting was called to order by Frank Burrow at 6:38 PM

Minutes of Last Meeting: Approved as reviewed.

Financial Report: Susan presented the report:
Checking: \$14,831.49
CD: \$12,557.98

All lots are current in their dues.

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. Approved valid through Nov 26, 2004. Due to the significance in size of these trees, the approval is conditioned on planting one evergreen for each evergreen taken down.

Lot 32: Request to cut thirteen trees due to safety reasons. Approved valid through Dec. 1, 2004.

Lot 32: 2 part -

- 1) Variance to build within the 100' well setback.
- 2) Extensive Landscaping request:
 - a) Second driveway on north side
 - b) Second garage with an upper level
 - c) Swimming pool with surrounding fence, walls, and fire pit
 - d) Backyard deck
 - e) Koi pond and fountain in back yard
 - f) Fence around entire property line except front
 - g) Miscellaneous trees on north and south property line areas
 - h) Privacy wall in front yard with courtyard and water feature

Approved:

f) Fence around property line, (g) tree planting, (d) new deck in back yard, and (c) swimming pool.

Valid through January 12, 2005

Rejected:

- 1) Variance on 100' well setback
- h) Privacy wall in front yard, courtyard, and water feature

Pending (contingent on proper Pierce County permitting):

- a) Second driveway on north side
- b) Second garage with upper level
- e) Koi pond and fountain in back yard

Owner was advised ACC can not approve anything within the 100' well setback without approval and permitting from Pierce County and health department. Owner was also advised if permits are secured, the ACC will require more detailed garage plans prior considering approval on said garage.

Landscaping Committee- Ted Becker was to contact the committee.

Social Committee - No report.

Rules Committee - We still need candidates for director position.

Maintenance Committee Report- Frank will order replacement reflectors for the road.

Gate Issues - Gate head was replaced and there has been recent problems with the controller. Susan will contact Sutherland Security for repair. P.J. will prepare a presentation for the annual meeting to discuss new key codes for homeowners. Varying utility codes was discussed.

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

Well house issues - The variance to consolidate the permits to one permit was denied by the county health department. Well G has a sand issue that will be looked into by Steve Harrington. there was discussion on homeowners personal filter systems and their flush cycles.

Community Safety Issues - Light registers needing bulb replacement were identified. Susan will contact PSE.

CC&R Violations - None.

Newsletter - Frank reported we do not have enough submissions. P.J. will prepare a PowerPoint slideshow regarding the web domain to be presented at the annual meeting

New Business:

Annual Meeting Date and Place- Wednesday, March 3rd 6:30 PM will be the meeting date and time. Location will be at one of the White River Schools (TBD). P.J. will file the appropriate forms for room rental from the school district. Susan will mail out notices with proxy authorizations. Frank has an agenda prepared and will have a capital asset replacement reserve study completed. Susan will provide sign-in sheets, collect proxies, and provide any necessary handouts.

Association Corporate Report- The state corporate report showing the legality of the board was signed. Susan will submit the report.

Annual audit - Susan questioned if we have an annual audit specified in our by-laws.

2004 homeowner dues- Susan will be mailing out first-half dues assessments to be paid by the end of February.

Next Meeting will be the annual HOA meeting on March 3, 6:30 PM at White River High School (location tentative).

Meeting was adjourned at 8:10 PM

Respectively submitted by P.J. Knowles