

**Wildview Ridge  
Home Owners Association  
Board of Directors Meeting  
May 24, 2004**

**CALLED TO ORDER:**

Frank Burrow called meeting to order at 6:39 pm at the home of Ted Becker.

**IN ATTENDANCE:**

Frank Burrow, President	Ted Becker, VP
Lain Knowles, MAL	Dale Peterson, ACC Chair
Susan Stiles, Assoc. Mgr.	Tiana Gaulke, MAL
PJ Knowles, Treasurer (absent)	

**APPROVAL OF MINUTES:**

No minutes were approved at this time.

**FINANCIAL REPORT:**

\*April 2004 Financials were mailed to BOD members on May 7, 2004

Cash on Hand	\$ 500.00
Savings Account	\$16,761.68
Time CD's	<u>\$12,627.15</u>
Total Assets	\$29,888.83

\*Dues: (35) owners current First half, (6) paid in advance Second half,  
(1) outstanding First half – statement sent  
Second half dues to be billed. \$300.00 due on July 1<sup>st</sup> to pay through end of year.

\*Insurance premium is due 6/1/2004 for \$1,759.00 - This is a 5% increase from last year's premium of \$1,667.00 Motion made to accept / Seconded / Passed / No Discussion

\*CD spreadsheet to be email to Board Members for review

\*(3) homes are for sale at this time. JCH&A to gather realtor phone numbers and call to inform representative if dues are in arrears. Also to ask Escrow Company to forward to Management Company dues request form prior to closing.

**HOMEOWNERS AND/OR GUEST ISSUES:**

There were no homeowners and/or guest issues at this time.

**OLD BUSINESS:**

**\*Architectural Control Committee Report**

- Review action taken by committee since last HOA meeting.
  - Lot #12 approval for proposed landscape design.
  - Project timeline: Approval is valid through May 5, 2005

**\*Landscaping Committee**

- Epic Landscape Contract. Contract on file is dated to end April 30, 2003. Contract is implied at this time. JCH&A to contact Joel at Epic to discuss.

**\*Social Committee** – No report

**\*Rules Committee** – No report

**\*Maintenance Committee**

- Reflectors to be ordered by Frank

- General Clean Up Day is June 12<sup>th</sup>. This is the first day projects will start.

- Sign Up Sheet for Projects is located at Entry Gate

- Projects planned at future dates throughout the summer: Well House Clean-up, Fence Staining

Do we have any volunteers? ? ?

**\*Gate Issues** – Status on new gate codes

- Gate Codes will change June 1, 2004

- Call PJ Knowles if you need to change or update your code.

**\*Mail Boxes** – Shingles need to be purchased for mailbox cover end trim installation

**\*Community Safety Issues** – No report

**\*CC&R Violation Letters** – Notice to All sent May 14, 2004

-Next drive inspection to take place Thursday, July 9, 2004.

- (3) violations noted at meeting. Notices to be sent to owners.

Commercial Businesses are not allowed within Wildview Ridge

Fences not repair by owners will be repaired by HOA at owner's expense

Dogs that bark incessantly will be reported to the Humane Society

FYI: If the Humane Society receives (3) complaints from (3) different neighbors regarding same address, dogs can be removed.

**\*Newsletter** – No newsletter due to lack of input

**\*Web Domain** – Update to be submitted at later date.

**NEW BUSINESS:**

**\*2004 Meeting Schedule**

5/24 Ted Becker's House

6/28 PJ Knowles' House

9/27 Frank Burrow's House

10/25 Ted Becker's House

11/16 Annual Meeting at White River High School

**\*Budget Committee & Capital Asset Replacement Reserve Study**

- Aaron Taylor, Lain Knowles and Tiana Gaulke, committee members

- Committee to review Dues and Expenses and put together long term budget to anticipate potential future capital expenditures.

- PJ has sign-up list

**\*Fence Staining and Repairs** – Jake will quote for Ted Becker

**NEXT MEETING:** Next meeting scheduled for June 28<sup>th</sup> at PJ Knowles' Home at 6:30 pm

**MEETING ADJOURNED:** Meeting adjourned at approximately 8:30 pm

**Respectfully submitted by:**

Susan Stiles

Association Manager, Wildview Ridge  
JC Higgins & Associates