

**Wildview Ridge
Home Owners Association
Board of Directors Meeting
September 27, 2004**

CALLED TO ORDER:

*The President, Frank Burrow, called the meeting to order at 6:30 pm at his home, Lot 01.

IN ATTENDANCE:

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

*Guests: Rhonda McAuliffe (Lot 25), Dale Newell (Lot 19) & Bret Olsen (Lot 26)

APPROVAL OF MINUTES:

*Minutes from May 24, 2004 were read and approved. M/ 2 / P – No discussion.

FINANCIAL REPORT:

*August 2004 Financials were mailed to BOD members on September 7, 2004

Cash on Hand	\$ 500.00
Savings Account	\$20,076.08
Time CD's	<u>\$12,697.21</u>
Total Assets	\$33,273.29

*Dues: All Owners have paid their dues for 2004.

*Current CD spreadsheet & reconciled Bank Statement were hand delivered to the BOD.

HOMEOWNERS AND/OR GUEST ISSUES:

*Three owners attended the meeting. The Board wishes to thank these members for their input and concern. The meeting progressed according to the agenda.

OLD BUSINESS:

Architectural Control Committee Report

Review action taken by committee since last HOA meeting.

*September Report submitted by Dale Peterson ACC Chairperson: Summer activity for the Architectural Control Committee has been very quiet, since only two requests have been submitted for approval

-Lot 29, A 6-foot cedar fence – with two gates – to surround about two-thirds of the lot was APPROVED. Construction approval is valid through June 8, 2005

-Lot 17, Post-approval for a decorative landscape fence in a corner of the front yard was GRANTED. This rail fence had been erected earlier in the year.

*Next inspection drive to be performed on Thursday, October 28th.

Landscaping Committee

Status of bids, service and improvements – no action at this time.

Social Committee

End of summer party event.

*Submitted by Tiana Gaulke: We had a great turn out for our end of summer party. Jim Brooks is the winner of our Chili cook off ! Congratulations Jim ! We hope to make this an annual event. Women's socials and Christmas caroling are being planned.

Rules Committee

*Speed limit and rules of the road were topics of conversation. Vehicles must be licensed. Drivers must be licensed. Streets are for licensed vehicles only.

Maintenance Committee

Status of bid for fence staining. Reflectors to be ordered by Frank

*When your neighbor's septic alarm goes off and they are not home, call a BOD member before accessing property. This will avoid trespassing issues. A note should be left on the door to explain what happened.

Gate Issues

Review repairs and bids received for new hinges and potential upgrades.

*Frank handed out proposals for review. Susan will mail copies to P.J. & Ted.

*Most issues have been resolved. Generally open M-F. Closed weekends.

*Susan handed Frank a proposal from Sutherland Security for regular maintenance. BOD to review.

Mail Boxes

Work party for addition of decorative shingles.

*Lain & Frank will pick a day and just do it...

Well House Issues

Spring clean up party status. Schedule for system blow off. Watering issues and water test report.

*Submitted by Tiana Gaulke: We have had 2 well cleaning parties for the wells on lots 40 & 33. The homeowners that use these wells had work parties to clean inside and outside of their well houses. There are still 3 wells that need cleaning. We are looking for volunteers to head up clean up parties for these wells also.

Community Safety Issues

Any concerns

*With all the new developments going in around the area, the BOD will be putting updates on the Bulletin Board so owners can be informed.

CC&R Violation Letters

Review violation letters and action taken.

Newsletter

Awaiting input for newsletter

Web Domain

Update to be submitted and included in a Newsletter.

NEW BUSINESS:

New Issues

2004 Annual Meeting scheduled for November 16, 2004

Review Annual Meeting Issues

Budget Committee & Capital Asset Replacement Reserve Study

CC&R Violations

Fence staining and repairs

NEXT MEETING: Next BOD meeting scheduled for Monday, October 25th at Ted Becker's home / 6:30 pm.

MEETING ADJOURNED: Meeting adjourned at approximately 8:30 pm

Respectfully compiled by:

Susan Stiles

Association Manager, Wildview Ridge

JC Higgins & Associates