

**Wildview Ridge
Home Owners Association
Board of Directors Meeting
October 25, 2004**

CALLED TO ORDER:

*The President, Frank Burrow, called the meeting to order at 6:37 pm at the home of Ted Becker, Lot 06.

IN ATTENDANCE:

Frank Burrow, President	Ted Becker, VP
Lain Knowles, MAL, (absent)	Dale Peterson, ACC Chair
Susan Stiles, Assoc. Mgr.	Tiana Gaulke, MAL
PJ Knowles, Treasurer (absent)	*Guests: Jim Bartlett, lot 09

APPROVAL OF MINUTES:

*Minutes from September 27, 2004 were not reviewed at this time.

FINANCIAL REPORT:

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

Cash on Hand	\$ 424.98
Savings Account	\$19,187.78
Time CD's	<u>\$12,697.21</u>
Total Assets	\$32,309.97

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

*Reconciled Bank Statement was hand delivered to the BOD.

*CD maturing for \$6,401.24 will be rolled over.

HOMEOWNERS AND/OR GUEST ISSUES:

*One owner attended the meeting. The Board wishes to thank this member for their input and concerns. The meeting progressed according to the agenda.

OLD BUSINESS:

Architectural Control Committee Report

Review action taken by committee since last HOA meeting

*Lot 17, Post Approval of cedar landscape two-rail fence in front southwest corner area of lot.

*Lot 29, Approved 6' cedar fence with two gates around approx two-thirds of lot.

Landscaping Committee

Review proposal from Epic Landscape and pass any concerns or recommendations on to the Landscape Committee

*Concerns are beauty bark and checking of sprinkler heads more often.

*Joel (Epic's owner) can be contacted regarding concerns or for personal service at 253-536-3147.

Social Committee

*There is a baby shower planned to welcome Jim Bartlett's new addition – they are expecting a boy.

Rules Committee

Need names for board director position.

*Lori James to be contacted for input on nomination prospects.

Maintenance Committee

Status of bid for fence staining. Streetlights that are out and need to have new bulbs installed.

*Tiana will continue to call for bids. This is being planned as a 2005 project.

Gate Issues

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

*Two quotes were reviewed. One to replace system and one to replace hinges.

*Motion to accept hinge replace / Seconded / Passed
JCH&A will call Sutherland Security to start project.

Mail Boxes

Schedule work party for addition of decorative shingles.

*Lain & Frank to schedule a day. Jim will retrieve shingles and give to Frank.

Well House Issues

Schedule for system blow off should take place before the end of the year.

*Blow off of water in well systems was discussed. Having volunteers do this maintenance will save approx \$900.00 each time system needs to be blown.

*Key to well house was found and lock repaired. JCH&A will bring key to next meeting.

Community Safety Issues

Any concerns

*On foggy nights it is difficult to find entry. Discussion took place on installing "turtles" or "reflectors". Frank to investigate. JCH&A to ask their maintenance dept. for advice.

CC&R Violation Letters

Review violation letters and action taken.

*Owners are willing to comply. Appreciate dialogue instead of being told what to do.

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 **December 14, 2004 (Tuesday)**

*To be held at the White Rive HS, Common Area, 6:30 pm.

Review Annual Meeting Issues

*Frank to forward Agenda, Tiana & Lain to review Budget and forward for mailing by Friday, November 12, 2004

Budget Committee & Capital Asset Replacement Reserve Study

*Lain & Tiana to review and present at Annual

CC&R Violations

Fence staining and repairs

NEXT MEETING: Next BOD meeting scheduled for Monday, November 29th at PJ Knowles' home / 6:30 pm.

MEETING ADJOURNED: Meeting adjourned at approximately 8:20 pm

Respectfully compiled by:

Susan Stiles

Association Manager, Wildview Ridge

JC Higgins & Associates