

Wildview Ridge Homeowners Association
Annual Homeowners Meeting
December 14, 2004

Meeting convened at White River High School and called to order by Frank Burrows @ 7:04 p.m.

Board Members present: Frank Burrows, Tiana Gaulke (Alternate), Lain Knowles (Alternate)

Representation: 42 homeowners authorized to vote. 14 homeowners present at the meeting plus 2 proxies. Total of 16 voting members present in person or by proxy. Quorum present to vote on and decide matters before the Annual Meeting.

Financial report: All 2004 dues are paid and current. Frank passed out a copy of the financial position for homeowners to review. No questions or comments.

Committee reports:

- Architectural Control Committee – Homeowners are reminded that any construction or alterations to home or property must be within CCR standards and must be approved by the ACC committee PRIOR to commencing.
- General Maintenance Committee – have done several repairs throughout the neighborhood over the year. Heaters in wells turned on and mailbox cover has been finished..
- Landscaping Committee – Thanks for efforts and seasonal lights at entrance.
- Social Committee – Chili contest and neighborhood was great success and participants recognized and thanked. Special thanks to organizers and looking forward to next year's contest. Tiana reminded all about the upcoming caroling on December 21 and hopes all can take part in the festivities.
- Rules Committee – No report.
- Wells Committee – Well heaters have been turned on for the winter. Reminder not to store anything in the well houses. Several groups cleaned out the well houses this summer and this should be scheduled on a regular basis.
- Gate Services – Discussion of repairs pending for gates. New hinges on both sides to allow lubrication and neighborhood maintenance.
- Financial Planning Committee – Report given by Lain Knowles on behalf of the Committee (Aaron Taylor, Tiana Gaulke, Bruce Amer, Lain Knowles). After studying finances and forecasting expenses for upcoming 10 year period, recommendations made to Board;
 - Raise dues to \$700.00 per homeowner per year in 2005.
 - Adopt 2005 budget as presented
 - Establish the Finance Committee as permanent committee and charge with reviewing financial status on rotating ten year period and reporting to Board during the year and prior to each annual meeting.

Old Business:

- Well system status – costing \$1,000 to have wells blown off each quarter. We are going to buy the parts and the Committee will do this with volunteer help. Homeowners are reminded to use low-flow sprinkler heads when installing or replacing sprinkler heads. The well pressures in the summer are affected by

demand and several homes ran out of water multiple times last summer. The Wells Committee will also need to buy cords for generators at each of the well houses.

- Drainage ditches – reminder that it is the homeowner’s responsibility to keep drainage ditches clear to prevent backup and flooding.
- Community web site – will continue to be active.
- Board meeting notices and minutes - will continue to be posted at the mail boxes and on the website. If you would like to receive electronic (email) notices of meetings and minutes, please email Lain Knowles (dcknowles@comcast.net) with your email address. (no spam – promise)
- Motorcycle riding – Reminder to homeowners that motorcycles on the roads must be licensed and driven by licensed drivers. The board approved a fine system for transgressors and will impose, if illegal riding is encountered. Fines will be billed to homeowner and will result in increasing penalties if subsequent infractions occur. This is a liability issue for the neighborhood and will be enforced.

New Business:

- 2005 budget was presented. Motion to accept by Bruce Amer, second by Dale Newell. Motion passed.
- Motion made to increase 2005 Homeowner’s dues to \$700.00 by Bruce Amer. Seconded by Craig Riley. Motion passed.
- Election to Board of Directors, three year term. Lain Knowles nominated from the floor. Vote held and Lain Knowles elected to replace Ted Becker whose term expires this year. Frank expressed thanks to Ted for his service over the past years.
- Carrying on tradition, call for Alternate Board members (one year term) to cover for absences and to transition into future positions were called. Alternates for 2005 are Tiana Gaulke, Aaron Taylor, Stephanie Stevens.
- Implementing recommendation from Financial Planning Committee, new Financial Planning Committee established and 2005 members are Aaron Taylor, Dale Newell, Stephanie Stevens, Bruce Amer, Tiana Gaulke.
- It was brought to the attention of the Maintenance Committee that the mailbox has been damaged. It appears that a rock was thrown at the mailbox and the street-side panel needs to be repaired. Maintenance Committee will investigate.
- There was a question regarding barking dogs. Homeowners are advised to call the police for nuisance barking. Police will investigate after three separate complaints and warn, fine, or remove the offending dog from the premises, as warranted.
- Committee sign-up sheets were circulated and homeowners encouraged to sign up for a committee.

Meeting adjourned at 8:40 p.m.