

**Wildview Ridge
Home Owners Association
Board of Directors Meeting
January 25, 2005**

CALLED TO ORDER:

The President, Frank Burrow, called the meeting to order at 6:40 pm at the home of Frank Burrows, Lot 1.

IN ATTENDANCE:

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

Election of Board Positions

It was decided Frank and P.J. will retain their current positions and Lain will hold the position of Vice-president.

APPROVAL OF MINUTES:

Minutes from the annual HOA of December 14, 2004 were reviewed at this time. Motion to approve made by Frank, seconded by P.J. Motion moved.

FINANCIAL REPORT:

ASSETS

Cash On Hand	6,308.79
CASH TOTAL	6,308.79
Savings	
Savings Account	16,535.32
SAVINGS TOTAL	16,535.32
Time Certificate of Deposit	
Time Certificate of Deposit	12,741.64
TIME CD TOTAL	12,741.64

Dues: Half the owners have paid their 1st half dues 2005.
Motion made by Frank to approve, PJ seconded, so moved.

- **Homeowner and/or Guest issues**
No guests present.

OLD BUSINESS:

- **Architectural Control Committee Report**
Dale Peterson reported on Lot 15 (Underwood) travel trailer request to take out one part of fence and restructure to fit their trailer. There was also a secondary request to put in an apron to access the trailer.

Dale also reported on a non-compliant shed by new homeowners. Higgins will handle the compliance issues

- **Landscaping Committee**
Proposal from Epic Landscape turned over to the Riley's. BOD has not yet heard back yet.
- **Social Committee**
Tiana reported on the Christmas caroling. She stated it was a good time and everyone had fun. There was discussion about an event for Easter.
- **Rules Committee**
No report.
- **Maintenance Committee**
Ted forwarded the stain bid to Tiana. Behr Natural Seal Plus to Parker 401 or 501. The bid is \$3,808 for the entire front perimeter (front and back). Motion to approve bid by P.J., seconded by Lain. Motion approved. P.J. will contact the painter and Susan to coordinate the timing.
- **Gate Issues**
New hinges are on and masonry work is finished. The new hinges will help against wear and theft of the gate. Frank discussed pressure washing the gate and entry way stone work. A chemical solution to be sprayed on was discussed. There was discussion about having a second person and third person to control the gate timer for back-up reasons. The side gates have been left open in the mornings. There was discussion on installing spring loaded hinges.
- **Mail Boxes**
The decorative shingles were installed by Frank, Lain, P.J., and Nick Knowles. One of the road-facing doors has been damaged by what appears to be a large rock being thrown against it. The mail box door is still operational so no action was taken. Lain asked about the flood light sensors.
- **Well House Issues**
The well houses need to be "popped off" soon. March 19 was scheduled for this.
- **Community Safety Issues**
Safety and Nuisance issues were discussed pertaining to off road vehicles in the neighborhood.
- **CC&R Violation Letters**
Susan needs to be scheduled for another quarterly walk-around. Ongoing landscaping issues were discussed.
- **Newsletter**

Nothing to report.

- **Web Domain**
Nothing to report.
- **Annual Meeting**
Was held in December and minutes were published to all the home owners.

NEW BUSINESS:

New Issues

- **Regular meetings**
The regular BOD meetings were scheduled throughout the year. The Third Tuesday of every month at 6:30 will be the dates and time. There will be no meetings in July and August and December's meeting will be the second Tuesday.
- **Good of the Order**
Drainage ditches were discussed.

Meeting adjourned at 8:20 PM

Minutes prepared by P.J. Knowles