

**Wildview Ridge
Homeowners Association
Board of Directors Meeting
April 19, 2005**

Called to Order:

The President, Frank Burrow, called the meeting to order at 6:39pm at the home of Dale Peterson, Lot 4.

In Attendance:

Frank Burrow, President	Lain Knowles, VP
PJ Knowles, Treasurer (absent)	
Tiana Gaulke, MAL	Aaron Taylor, MAL
Susan Stiles, Assoc. Mgr.	Dale Peterson, ACC Chair
Donna Newell, lot 19 Guest	Jim Bartlett, lot 9, guest

Approval of Minutes:

Minutes from the February meeting were not presented.

Financial Report:

*March 2005 Financials were mailed to BOD members.

Cash on hand	\$420.95
Savings account	\$26,094.24
Time CDs	\$12,801.35
Total Assets	\$39,316.54

*Dues: 2 outstanding for first half. Late notices sent 3/15 with late fee
4 paid full year. 2nd half will be due in July.

*Prepared 1090 tax form. Credit due. No payment. Cost \$150 for CPA

*Check to H&R Water paid \$3795.04

*CNI Locates invoice \$200 to be paid

*Well tests- Well G retested and passed. Cost \$56.

*Gate repair \$259.33 paid. Gate was likely pushed. Homeowners asked to be patient while gate opens fully!

Camera system mentioned but likely not cost effective.

*Insurance- cost went down. Was \$1759 now \$1735.

Homeowners and/or Guest Issues:

*2 homeowners were in attendance. The Board wishes to thank them for their input and concerns. The meeting progressed according to the agenda.

Old Business:

Architectural Control Committee Report

*Lot 3, Post approval of 8x8 shed with changes to roof material (completed at time of meeting) and painting to match house (current color or 60 days to repaint both house and shed)

Landscape Committee

No date set for spring planting. Possibly late May/June. Will need to pressure wash gate. Possible neighborhood bar-b-que in conjunction with work party.

Social Committee

*Egg hunt was a success even with the rain. Thanks to all who participated and helped.

*The ladies have been meeting once a month at local restaurants for socials. All are welcome to attend.
Watch the board for location.

Rules Committee

*No report

Maintenance Committee

*Fence to be stained June 14 weather permitting. Notices will be sent to homeowners along fence line. They must have debris cleared by June 1 or will be billed for clearing costs. Board will check cleared status by 5/29. Staining will include mailbox.

Gate Issues:

*Gates hit again and needed repair. Homeowners again reminded to be patient.

*Need lighting fixed in entry area. Maintenance committee will look into what is needed.

Well Issues:

*Work almost complete in repair of well B/I. Power line had numerous breaks and had to be replaced. Considered having locator check lines to other well houses prior to having a problem. Will replace line to both well houses (B/I).

*Lot 33 (well E). Letter read from homeowner with concerns of water drainage to well house. Board to investigate further into cause/solutions. Letter to be sent to lot 32 concerning drain pipe.

Safety Issues:

*Pets- a homeowners dog was killed by another homeowners dog. This is a violation of CCRs. Letter to be sent to homeowner to remove dog immediately.

*BB guns not allowed.

*Safe Streets. Tiana will be addressing this safety option in the upcoming newsletter.

*Motorcycles. Letter sent with motorcycle rules/penalties. Please call Susan at 253-841-0111 x108 to report any violations of this rule.

CC&R Violations

*Next drive thru scheduled for May 16.

*Review of responses to letters previously sent.

Newsletter:

*Coming SOON. Please send any input to Frank Burrow as soon as possible.

*Web site info to be included in upcoming newsletter.

*Watering will be addressed in newsletter.

2005 Meeting Schedule- (3rd Tuesday of the month)

5/17 (Lain Knowles house); 6/21; 9/20; 10/18; 11/15; Annual meeting 12/12 or 13.

New Business:

*Discussed mailbox assignment in case of found keys, etc. List will be given to BOD and Susan.

Meeting adjourned: 8:24pm.