

Wildview Ridge Homeowners Association Board of Directors Meeting

Date: May 17, 2005

Meeting Called to Order: By Frank Burrow at 6:30 p.m. at Knowles' Home (Lot 31)

In attendance: Frank Burrow, President; Lain Knowles, Vice President; Aaron Taylor, Alternate; Dale Peterson, ACC Committee; Susan Stiles, JC Higgins & Associates; Betty Riley, Landscaping Committee; Craig Riley, homeowner

Minutes of previous meeting: Minutes of meeting held on April 19, 2005 were reviewed. Motion to accept minutes made by Lain Knowles, seconded by Aaron Taylor. Minutes accepted as presented.

Financial Report: Financial report read by Susan Stiles. Motion to accept as read by Frank Burrow and seconded by Aaron Taylor. Accepted.

Homeowners/guest issues: None.

Old Business:

- **Architectural Control Committee** ACC has received on application for extensive landscaping plan on Lot 8 including structures and planting. Plan has been reviewed by committee and anticipate no issues and approval should be issued pending further details.
- **Landscaping Committee** The committee is planning to plant and clean up the front entrance on June 11, beginning at 10:00 a.m. All homeowners are requested (invited) to take part and help out. There will be a general cleaning and planting of flowers. Bark will be delivered to the entrance to spread.

There is a potluck barbeque planned immediately following the clean up for those that take part.

The committee will also power spray the front monument the weekend prior June 11.

The committee requested that the irrigation system serving the entrance be repaired. Discussion was held to determine needs; replace spigot and master valve. Susan Stiles will contact Epic Landscaping to have this done.

Several homeowners have asked about the status of weed-whacking along exterior of fence along 230th. Susan Stiles will contact landscaping company and ask them to trim along street and fence line.
- **Social Committee** No report.
- **Rules Committee** No report.
- **Maintenance Committee** Request to put electrical outlet to right side (exiting) of main entrance in order to accommodate seasonal lights and various electrical needs. Committee will investigate feasibility and cost.

Committee will evaluate existing low voltage lighting system at main entrance and repair as necessary.

Fence and mailbox enclosure staining will occur on June 13. All homeowners bordering 230th must clear the inside of the fence by June 1. An inspection will take place shortly thereafter and areas not accessible will be cleared by the maintenance committee at the homeowner's expense.

Susan Stiles will check with the painter regarding the stain to be used and this information will be made available to homeowners with adjacent fences that may want to match the stain.
- **Gate issues** The gate was repaired after being hit by an unknown driver.

Susan noted that her gate code does not work. A discussion about having a secondary source of setting gate access was discussed. Lain will talk to PJ about learning the gate programming system.
- **Mail boxes** No issues.

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- **Well house issues**

The maintenance committee will flush the wells on or about June 11. Discussion was held about having one homeowner on each well system available to learn how to flush the systems. Any homeowner interested in learning how to flush the systems should contact a board member or Susan Stiles. This process is scheduled on a quarterly basis.

There was a problem in the past month with the well located on Lot 40 related to power and wiring (booster pump electrical short). Frank has (will) contacted Meridian Electric company to survey all wells to determine if any rewiring is necessary. This will prevent future “emergencies” which are expensive and allow the association to plan repairs as warranted.

Discussion about past repairs to well house on Lot 9 were discussed and the status of driveway repair on Lot 8 will be investigated. It is unclear at this time if the repairs are contracted or if they still need to be done. The driveway needs to be returned to its original condition as soon as possible.
- **Community safety issues**

Letter to owner of aggressive pet was discussed and will be reviewed and sent.
- **CCR violation letters**

The association conducted a neighborhood walk-around on May 16 and noted several possible violations of the CCR’s. Each was discussed and homeowners will receive notice from JC Higgins asking the homeowners to address the particular situation.
- **Newsletter**

Tiana and Frank are working on the newsletter and anticipate having it published by the next Board meeting.
- **Community welcome letter**

Tiana is developing the letter as part of the neighborhood watch project. Any input should be sent to Tiana as soon as possible.
- **Web domain**

The board will discuss the maintenance of the website. Lain will contact PJ and find out how to access the website.
- **2005 meeting schedule**

(3rd Tuesday of the month) 6/21; 9/20; 10/18; 11/15; Annual meeting 12/2 or 12/13.
Next meeting at Dale Peterson’s home (Lot 4) at 6:30 p.m., June 21.

New Business:

- **New issues**

There have been several car prowls in the neighborhood involving theft of materials from the vehicle. Homeowners are encouraged to lock vehicles and not leave any valuables in the vehicle if left outside.

There were also several incidents of homeowners needing either medical or emergency assistance over the past month. It was suggested that the community establish a list of homeowners that are home during the day and can be contacted during the week for assistance. It was suggested that Tiana include this as part of her neighborhood watch materials and training. Willing and interested homeowners should contact Tiana Gaulke.

Meeting adjourned:

8:30 p.m.

Board contacts;

Frank Burrow, President
PJ Knowles, Secretary
Lain Knowles, Vice President
Aaron Taylor, Alternate
Tiana Gaulke, Alternate
Susan Stiles, JC Higgins