

# Wildview Ridge Homeowners Association Board of Directors Meeting

**Date:** June 21, 2005

**Meeting Called to Order:** By Frank Burrow at 7:00 p.m. at Peterson's home (Lot 4)

**In attendance:** Frank Burrow, President; Lain Knowles, Vice President; Tiana Gaulke, Alternate; Dale Peterson, ACC Committee; Dale Newell, Homeowner; Marilyn Amer, Homeowner

**Minutes of previous meeting:** Minutes of meeting held on May 19, 2005 were reviewed. Motion to accept minutes made by Tiana Gaulke, seconded by Frank Burrow. Minutes accepted as presented.

**Financial Report:** Financial report emailed to BOD by JC Higgins and reviewed. All first half dues paid except one lot. Second half dues notices have been mailed and are due July 1. At this time, 27 homeowners outstanding on second half dues.

**Homeowners/guest issues:** There were several issues brought up by homeowners since the previous meeting;

- General maintenance of ditches and lot landscaping. Several homeowners have expressed concern about the maintenance of drainage ditches, general landscaping progress on unfinished lots.
- Concern expressed about cutting trees without ACC approval. This is not permitted.
- Parking of vehicles near wells is a concern about well contamination. Also discussion of using fertilizers, etc. on or near well heads.
- Concern was expressed about the fence staining and the prep work done (or not done, as the case may be.)

## Old Business:

- **Architectural Control Committee** One application was approved for extensive landscaping on Lot 8. There is no definite finish date – it is a phased plan and will be reviewed periodically by the ACC in conjunction with the lot owner.
- **Landscaping Committee** The work party did a great job in planting and cleaning up the front entrance area.
- **Social Committee** No report of past activities. There was discussion about a summer BBQ or chili cook-off.
- **Rules Committee** No report.
- **Maintenance Committee** The entrance sprinkler system has been repaired.  
Monument lights were repaired and lights replaced with new bulbs.  
The maintenance committee flushed the wells on June 11. This process is scheduled on a quarterly basis – next scheduled date is on or about September 17. It was suggested that the schedule is posted on the mailbox bulletin board to allow homeowners to anticipate possible water pressure drops during the flushing.
- **Gate issues** The gate was hit by a truck delivering dirt and is once again not operating. BOD will contact service for repair. There was a suggestion about removing or reshaping the exterior island to allow a straighter approach to the gate. This will be investigated by the BOD.  
Lain to contact PJ to learn gate system.
- **Mail boxes** No issues.
- **Well house issues** Repair to driveway on Lot 8 needs to be completed. Amer's will get quote and information regarding repaving.  
Discussion was held about parking vehicles within the 100' buffer area around well houses. ACC contacted Pierce County Health District to discuss and they said it is not advisable due to contamination risk.

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- **Community safety issues** None.
- **CCR violation letters**

The association conducted a neighborhood walk-around on June 17 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.

Letter is being sent to Lot 13 regarding maintenance of the drainage ditch. Maintenance shall be done by July 15 or the JC Higgins will hire a landscaping firm and bill the lot owner.

Letter is being sent to Lot 33 explaining concern about possible well contamination and requesting that the trailer be moved from adjacent to the well heads and that it be screened per the CCR's.

Letter demanding action regarding landscaping and removal of heavy equipment to be sent to Lot 12. Schedule for landscaping completion is to be submitted to JC Higgins by July 15.

Letter being sent to Lot 41 demanding action regarding front yard landscaping. Schedule for landscaping completion is to be submitted to JC Higgins by July 15.

Next scheduled walk-around is 8/16.
- **Newsletter** Tiana and Frank are working on the newsletter and anticipate having it published in the next several weeks. Please send any ideas to Tiana for publication.
- **Community welcome letter** Tiana is developing a welcome 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** (3<sup>rd</sup> Tuesday of the month) 6/21; 9/20; 10/18; 11/15; Annual meeting 12/2 or 12/13.  
Next meeting 9/20, location TBD.

### **New Business:**

- **New issues** None

**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