

**Wildview Ridge Homeowners Association**  
**2005 Annual Meeting Minutes**

Meeting called to order at 7:20 p.m. on Tuesday December 13, 2005 by President, Frank Burrow.

Determination of quorum present: There were 42 Homeowners eligible to vote. 12 Homeowners present, 2 Proxies present. Quorum met.

Introduction of Board Members:

- President – Frank Burrow
- Vice President – Lain Knowles
- Secretary – Tiana Gaulke (appointed by Board during year in place of vacating Board member to serve remainder of term.) Position up for election this year.
- Alternate – Aaron Taylor (absent)
- Denise Rasmussen – JC Higgins Company representative (absent)

Financial Report:

- JC Higgins was not present, so financial report was not given. JC Higgins will mail report to homeowners at year-end.

Committee Reports:

- Architectural Control Committee – Status report given by Dale Peterson. Received 12 requests in 2005 and have processed 73 requests over the past 5 years. The top three ACC review requests are fences (1), landscaping (2), and sheds (3). Five lots have not had any requests requiring approval.
- General Maintenance Committee; Summary of activities for the year included quarterly well system flush-outs, turning on well house heaters for the winter, and front gate repairs and wiring.
- Landscape Committee; New landscape contract signed with maintenance company to take care of front entrance and common areas. Includes mowing along 230<sup>th</sup> Street during the summer months. Several plantings occurred throughout the year and the seasonal decorations and lights were put up for the holidays.
- Social Committee; Several social activities took place during the year. A cookie exchange is planned for December 14.
- Rules Committee; no activity in 2005
- Wells Committee; An overview of problems experienced in 2005 was discussed. It is suggested that the 2006 Wells Committee proactively seek out an electrical company to search the unrepaired wells for electrical leaks and to mark the wiring from the main power to the wells.

Each well system will be flushed quarterly and each well system needs to have a volunteer to take on the task. This responsibility will be assigned to the Wells Committee to schedule and ensure it is completed. Next well flushing will be on January 14, 2006.

Annual water quality testing, as required by the Health Department, has been rescheduled to the spring in order to eliminate the effects of heavy summer water irrigation usage.

- Gate Services; A summary of the gate operation and options for temporary or party access was given. If you need temporary access, a gate code change, or to have the gates open for a period of time, contact Bruce Amer or Lain Knowles.
- Committee sign-up sheets were circulated to allow homeowners to volunteer for all committees in 2006. Contact a Board member if you would like to participate on a committee in 2006 and were unable to attend the meeting.

#### Old Business:

- Wells; discussed during Committee Reports
- Drainage ditches; Keep clean and free of weeds and debris.
- Web site; Targeting a January 1 launch with a new URL. The new website will be a [www.wildviewridge.org](http://www.wildviewridge.org). It will be used to post meeting minutes, committee information and contacts, social events and work party schedules and static information such as gate instructions and CCR's. Please review the site sometime in January and send suggestions to the webmanager or to any Board member.
- Board meeting minutes; these will be posted on the website for easy access and to reduce the cost of mailing. If you do not have web access, minutes will be sent by mail. Apparently some homeowners have not been receiving minutes and the Board will contact JC Higgins to ensure that they are sent out.
- Newsletter; A welcome newsletter has been authored and has been given to new homeowners. A copy of the newsletter will be on the website – please send any suggestions to Tiana Gaulke.
- Mailbox keys; the Board does not have copies of any mailbox keys, nor a map of the box layout. Bret Olsen has contacted the post office to get a copy of the mailbox layout and will forward a copy to the Board for reference, when received. It would be a good idea to have spare copies of your mailbox key (before you lose it) as the only way to get a new one is to hire a locksmith.
- Neighborhood phone list; a new list is being assembled by Tiana Gaulke and will be published as soon as all homeowners approve of the publication.
- CCR enforcement; considerable discussion was held regarding CCR enforcement. Several homeowners feel the CCR's are not being enforced to the extent they should. Ideas were discussed; legal action, stringent fines, etc. The Board was asked to ensure CCR's are strictly enforced. Discussion was held regarding performing a homeowners survey to determine how the neighborhood feels about issues, including CCR enforcement. Rhonda McAuliffe will take on this task and asked that homeowners send sample questions or issues they would like to survey to her attention via email ([rjmcauliffe@comcast.net](mailto:rjmcauliffe@comcast.net)).

- Finance Committee; documents and presentation of the work done during 2005 was presented. With the exception of one major unplanned expense, the 2005 budget was accurate. Several alternatives for the 2006 budget and dues recommendations were considered; reduce expenses, raise/lower dues, assessments. Recommendations to the Board from the Committee;

- ▶ Adopt budget as presented
- ▶ Set aside \$100 of each homeowners dues for reserves
- ▶ Raise dues to \$800.00 for 2006
- ▶ Continue to review dues structure
- ▶ Keep Finance Committee as active committee

Discussion was held about eliminating management company from budget and studying the feasibility of either the Board or homeowners performing some or all of the activities currently done by JC Higgins.

- Nominating committee; two homeowners expressed interest in becoming Board members; Jay Hambly and Bret Olsen. These names will be presented at the time of election in addition to a call for nominations or volunteers from the floor.

#### New Business

- Motion made and seconded to adopt 2006 budget as presented; approved
- Motion made and seconded to increase 2006 dues to \$800.00; approved.
- Elections for 2006 Board member – call for nominations from floor in addition to names presented by Nominating Committee. No new names from floor. Bret Olsen preferred to serve as Alternate. Jay Hambly elected unanimously to Board for 2006. Alternates are Tiana Gaulke and Bret Olsen.
- Motion made and seconded to have Finance Committee analyze what are the responsibilities of the management company and how these tasks might be disseminated in the interests of reducing costs to the Homeowners Association; approved.

Meeting adjourned at 9:30 p.m.

**Wildview Ridge Homeowners Association  
2006 Budget (Effective January 1, 2006)**

Account #	Expense Item	Total Expenses		Percent of Total
		Annual	Avg. Monthly	
Fixed				
5102	Federal Taxes	0.00	0.00	0.00%
5115	Insurance	2,019.00	168.25	6.21%
Administrative				
5205	Accounting	150.00	12.50	0.46%
5216	Corporation Report	10.00	0.83	0.03%
5230	Legal	500.00	41.67	1.54%
5240	Management	4,178.00	348.17	12.86%
5260	Supplies	400.00	33.33	1.23%
Utility				
5310	Electricity	5,261.00	438.42	16.19%
5340	Telephone	432.00	36.00	1.33%
5345	Water Sampling	1,500.00	125.00	4.62%
Repair/Maintenance				
5437	Fences	0.00	0.00	0.00%
5465	Grounds	3,336.00	278.00	10.27%
5475	Miscellaneous	500.00	41.67	1.54%
5494	Security/Gate System	2,500.00	208.33	7.70%
	Miscellaneous contingency	\$7,500.00	625.00	23.09%
Reserves				
	Reserves	<u>4,200.00</u>	<u>350.00</u>	<u>12.93%</u>
	Grand Totals	\$32,486.00	\$2,707.17	100.00%