

# Wildview Ridge Homeowners Association Board of Directors Meeting

## BOARD MEETING MINUTES

**Date:** January 10, 2006

**Meeting Called to Order:** By Frank Burrow at 6:30 p.m. at Frank's home.

**In attendance:** Frank Burrow, President; Lain Knowles, Vice President; Jay Hambly, Secretary; Tiana Gaulke, Alternate; Bret Olsen, Alternate; Dale Peterson, ACC Committee; John and Rhonda McAuliffe, homeowners.

**Minutes of previous meeting:** No minutes were reported for approval

**Financial Report:** Financial report was delivered to BOD by JC Higgins and reviewed.

- Lain will ask JC to move the 2006 \$400 dues payment recorded in December from last years fiscal year to the current fiscal year.
- A motion to approve as amended was made by Lain and seconded by Bret. It passed unanimously.

**Homeowners/guest issues:** No issues were voiced.

### Old Business:

- **Architectural Control Committee**
  - Lot 27 requested removal of a dangerous tree. It was approved and is valid until Sept 16 2006.
  - Lot 3 requested a color change for house and shed. It was approved and is valid until Sept 30, 2006.
  - Lot 17 requested to erect a screening fence for trailer, pave an additional parking area and move the north pilaster. It was approved and is now complete. The board will ask Denise to call the homeowners to determine status of the trailer, which is not currently behind the screen fence. The board was very impressed with the workmanship of the project.
  - Lot 29 requested to construct a perimeter fence around 2/3 of their property, a storage shed and to remove two dead Alder trees. It was approved and is valid until December 10, 2006.
- **Landscaping Committee** The board expressed approval for the job Epic has been doing maintaining our entrance area.
- **Social Committee** The cookie exchange at the McAuliffe's home was a success with 8 families enjoying the fruits of their labor.
- **Rules Committee** No report.
- **Maintenance Committee**

Burned out monument lights still need to be replaced along with the resolution of the electrical short issue.
- **Gate issues** Gate repairs have been made and the gate, as of this meeting, seems to be working well. The problem was a bad circuit board and the cost to repair totaled \$1,000.
- **Mail boxes** Periodically homeowners receive other people's mail. We are asking everyone who does receive mail belonging to a neighbor to return it to him or her and to **call the Buckley Post Office with the hope that they will address the issue with the mail carrier.**

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## ▪ Well house issues

All wells will be flushed on January 14<sup>th</sup> between 10-11am. Water pressure will go down during the time your well is flushed. The following homeowners under Lain's guidance will be taking on the responsibility to flush the assigned wells at least four times during the year.

Well E – Lot 33 – Lain Knowles – serves lots 29-34

Well C - Lot 40 – Tony Gaulke – serves lots 35-40

Well D – Lot 40 – Jay Hambly – serves lots 21-24, 41-42

Well F – Lot 28 – Bret Olsen – serves lots 25-28, 19-20

Well G – Lot 28 – John AcAuliffe – serves lots 13-18

Well B – Lot 9 – Frank Burrow – serves lots 1-6

Well I – Lot 9 – **NEED A VOLUNTEER** – serves lots 7-12

The lot 33 well is reported to be experiencing drainage issues. The wells and maintenance committee will be working to solve the problem.

The lot 40 well is reported to have a tree that fell on the shed. The wells committee will look into the problem.

## ▪ Community safety issues

Starting Monday, January 16 both the elementary and secondary school buses from the White River School District will be picking up and dropping off students inside the development. Thank You White River!

## ▪ CCR violation letters

- Final warning letter was sent to Lot 12 regarding a landscaping issue
- The board will contact JC to determine the status of Lot 41 landscaping issue
- The board is waiting the status of the last CCR drive through by Denise of JC Higgins
- Will pursue status of violation letter for Lot 14.
- Will check on unscreened recreational vehicle parking violation on Lot 38
- At our next meeting Denise will be asked to bring an updated list of CCR violations so we can further pursue enforcement issues.

## ▪ Newsletter

We are planning to distribute our next newsletter mid year. If you have ideas or would like to assist Tiana Gaulke please call her or contact a board member.

## ▪ Community welcome letter

Tiana has been personally distributing our welcome letter to our new neighbors. Thanks Tiana for that personal touch. **Visit the site at <http://www.wildviewridge.org> and send any feedback to Lain.**

## ▪ Web domain

Lain Knowles will be loading our new updated Website by the end of January. Check it out. Thanks Lain for all the work in developing this important communication tool.

## ▪ 2006 meeting schedule

The board will be meeting the 2<sup>nd</sup> Tuesday of each month at 6:30pm with the exception of July and August where there will be no meeting. **Mark your calendars! Our annual meeting date has been set. We will all be gathering on November 30 at 7:00pm**

## New Business:

### ▪ Homeowners survey

- Rhonda McAuliffe shared a rough draft of a community survey with guidelines to help us finalize the survey. Discussion followed with several suggestions. Rhonda will take these suggestions and revise the survey. Once this is accomplished she will send it out again to the board members for an additional reading. Upon the final approval of the board it will be mailed out to all homeowners with a request for everyone to fill it out and return it within two weeks of distribution.

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## ▪ Dues increase

- The board will inform Denise to allocate the \$100 per lot increase in dues to a special reserve account.

## ▪ Community Committees

- Lain shared the updated list of community committee members. Tiana will post them on the mailbox bulletin board in the hopes that other homeowners will sign up for these important committees.

## ▪ Finance Committee

- Bret Olsen is contacting JC Higgins to obtain a current copy of the Management Company's contract with WVR HOA in order for the Finance Committee to begin the analysis of the services we currently are paying for.

## Meeting adjourned:

Lain moved and Bret seconded to adjourn. It passed unanimously at 10:20pm.

**Due to Valentines Day our next board meeting is set for February 21 at Dale Peterson's house**

## Board contacts;

Frank Burrow, President

Jay Hambly, Secretary

Lain Knowles, Vice President

Bret Olsen, Alternate

Tiana Gaulke, Alternate

Denise Rasmussen, JC  
Higgins