

# Wildview Ridge Homeowners Association Board of Directors Meeting

## BOARD MEETING MINUTES

**Date:** March 14, 2006

**Meeting Called to Order:** By Lain Knowles at 6:35 p.m. at Dale Peterson's home.

**In attendance:** Lain Knowles, Vice President; Jay Hambly, Secretary; Tiana Gaulke, Alternate; Bret Olsen, Alternate; Dale Peterson, ACC Committee; Denise Rasmussen, JC Higgins.

Frank Burrow was absent.

**Minutes of previous meeting:** Minutes from our January 10 board meeting were approved.

**Financial Report:** Financial report for February was shared by Denise and reviewed by the board. Denise reported that there were five homeowners out of 42 that hadn't paid their dues yet. She will contact them to encourage them to pay so they won't receive additional late fees. Bret moved and Lain seconded a motion to approve the February financial report. It passed unanimously.

**Homeowners/guest issues:**

- Concern was expressed about the large garage that currently exists in back of the lot next to their lot. The board believes that since the garage plan was officially approved by the then ACC committee and by the county and subsequently erected by the homeowner in accordance with the approved plans nothing can be done to alleviate the concerns.
- Concern was expressed about a dangerous tree on Lot 5. The board will encourage this person to contact the owner of Lot 5 to discuss their concern.
- Concern was expressed about the dents in the mailboxes and mail getting wet. Lain will contact the homeowner of the sprinkler system that is causing the boxes to get wet and ask them to redirect their sprinkler heads so they don't hit the mailboxes. The maintenance committee will be given the task to investigate what it will take to remove the dents from our mailboxes.
- Concern was expressed about being told that a basketball hoop can't be placed in the front of a homeowners house when there are others in the community who have them in the front of their houses. The HOA CC&Rs were reviewed and there didn't appear to be language that prohibited basketball hoops from being placed in the front yard as long as the play area is not on the roadway.
- Concern was expressed about running lawnmowers late at night. Homeowners must follow the Pierce County ordinance that stipulates the hours for using such equipment should be between **8am and 10 pm**. If there is a violation of this ordinance then the homeowner should contact the county for enforcement of this ordinance.
- Concern was expressed about large rocks in the ditches and the ditches not being maintained. During the next **CC&R drive around** Denise and Dale will look at this issue and if a violation exists will take the necessary steps to correct the issue.

**Old Business:**

- **Architectural Control Committee**
  - Lot 12 requested approval for a landscaping revision. It was approved through 6/30/06
  - Lot 13 requested approval for a cedar fence with three gates. It was approved

# Wildview Ridge Homeowners Association Board of Directors Meeting

and is now complete.

- Lot 24 requested approval to remove 4 alder trees. It was approved through 2/10/07
- Lot 25 requested approval to top 3 trees, remove 2 others and extend their driveway 18 feet with a gravel surface. It was approved through 3/11/07

- **Landscaping Committee** No report
- **Social Committee** **Our annual egg hunt will take place on April 8 at Lot 35**
- **Rules Committee** No report.
- **Maintenance Committee** No report
- **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 \$1,008.84.  
**A reminder to all homeowners that they shouldn't flip the switch to open the gate if the gate is stuck closed but should contact Lain Knowles or Bruce Amer if they need the gate open at other times besides the normal opening times for school buses etc.**
- **Mail boxes** No report
- **Well house issues** Damage to two of our well houses occurred during the most recent windstorm. The repairs to both houses are waiting insurance approval before they are repaired.  
The Well Committee under Bret Olsen's able leadership will be flushing the wells on April 1. A notice will be placed by the mailboxes to warn homeowners of the time for the flushing which may produce a lack of water pressure.
- **Community safety issues** No report.
- **CCR violation letters**
  - A violation letter was sent to Lot 12 regarding their lack of landscaping.
  - A violation letter was sent to Lot 38 regarding a boat being parked in their driveway.
  - From this day forward Denise will make an informal phone contact with homeowners who are violating the CC&Rs to let them know of the concern and that a letter is being sent.
- **Newsletter** No report.
- **Community welcome letter** Tiana will continue to distribute our welcome letter to our new neighbors. Thanks Tiana!
- **Web domain** Lain Knowles is continually updating our website and if you have anything you want added be sure to contact him. Please email your event notices (Ladies Nite Out, Pray meetings, Tupperware Parties etc.) to [webmaster@wildviewridge.org](mailto:webmaster@wildviewridge.org) for inclusion on the community calendar. Thanks Lain!

## New Business:

- **Board Decision Making Process** The board reviewed their process for making day to day decisions.
- **Bills to be processed** Our website costs \$54.00 per year which is currently being paid for by Lain. He will annually bill the HOA for this cost. Denise will check into obtaining an HOA credit card to handle such expenses in the future.

# Wildview Ridge Homeowners Association Board of Directors Meeting

## ▪ Survey Results

A special thanks to Rhonda for coordinating this effort. Lain shared a draft of a letter that will be sent to all homeowners. The board will review the letter before it is sent out to everyone. The letter summarizes the results and encourages homeowners who want all the results from the survey to obtain it from our website. At our next meeting the board will begin the process of creating action plans to deal with the concerns expressed in the survey.

## Meeting adjourned:

Lain adjourned the meeting at 8:45pm.

**Our next board meeting is set for April 11 at Lain Knowles' house**

## Board contacts;

Frank Burrow, President

Jay Hambly, Secretary

Lain Knowles, Vice President

Bret Olsen, Alternate

Tiana Gaulke, Alternate

Denise Rasmussen, JC  
Higgins