

# Wildview Ridge Homeowners Association Board of Directors Meeting

## BOARD MEETING MINUTES

**Date:** April 11, 2006

**Meeting Called to Order:** By Frank Burrow at 6:40 p.m. at Lain Knowles home.

**In attendance:** Frank Burrow, President, Lain Knowles, Vice President; Jay Hambly, Secretary; Bret Olsen, Alternate; Dale Peterson, ACC Committee; Betty Riley, chair of Landscaping Committee; and Garret Powers, new homeowner of lot 14.

**Minutes of previous meeting:** Minutes from our March 14<sup>th</sup> board meeting were approved.

**Financial Report:** Due to conflicting information regarding dues payment status the board elected to postpone approval until the dues status was clarified.

**Homeowners/guest issues:** No issues were shared by those in attendance or received by any board members.

### OLD BUSINESS:

- **Architectural Control Committee**
  - Lot 5 requested approval for a 453' cedar fence to be constructed around their backyard. It was approved through 4/10/07
- **Landscaping Committee** Betty Riley shared a desire to hire a landscaping consultant to evaluate our entrance and make suggestions to improve the appearance and increase the lighting. Lain moved and Frank seconded to approve up to \$100 for this purpose. The landscaping committee is looking at the end of April or first part of May to plant the annuals at our entrance/gate areas.
- **Social Committee** Over 30 kids and their parents participated in our annual Easter Egg Hunt. A special thanks goes to Jim and Heidi Warren of Lot 35 for allowing their yard to be the site of this year's hunt and to the planning committee for their work in coordinating this special event.
- **Rules Committee** No report.
- **Maintenance Committee** Lain repaired our "No Soliciting" sign. Thanks Lain!!
- **Finance Committee** The committee under Bret's leadership is still reviewing JC Higgins contract.
- **Gate issues** Lain will proceed to train Bruce Amer and Bret Olsen regarding the gate operations. There have been several requests by new homeowners for gate remote controls. Bruce Amer is ordering them for our new neighbors.
- **Mail boxes** The homeowner of the sprinkler system that was reportedly hitting the mailboxes and causing some mail to be wet was contacted and confirmed that the sprinkler system isn't hitting the mailboxes.
- **Well house issues**
  - All wells have been flushed as of April 9<sup>th</sup> thanks to Bret and his committee.
  - All heaters in well houses have been turned off.
  - The damaged water box by Lot 12 has been replaced with a new one.
  - Final retest of the suspect wells was completed as of April 11 with the results due within a week. Depending on the results of this latest test, the problem will have been fixed or further action will be taken to solve the coliform issue.
  - Well house damage claims presented to our insurance company are still being processed.
  - As our well system ages it is becoming more and more evident that this vital

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system for all of us needs professional maintenance and care. Therefore the board is in the process of pursuing bids from various companies to provide professional ongoing maintenance of our well systems.

- **Community safety issues**      **As the weather improves :-> and days get longer, it is critical for the safety of our kids that all Homeowners drive the speed limit within our development and watch how they navigate the corners.**
- **CCR violation letters**      The latest CC&R drive through was accomplished last week. No new violations of significance were reported. Current violations are being pursued.  
  
Jay Hambly will work on a new draft proposal for a process to deal with CC& R violations for the board to consider at its next meeting.
- **Newsletter**      No report.
- **Community welcome letter**      No report
- **Web domain**      At the suggestion of a homeowner, Lain Knowles is looking at adding a place on our website where homeowners can list community suggestions and recommendations for such things as great restaurants, landscapers, window washers, auto mechanics etc. The board voiced support for his efforts in making our website one that will work and benefit all of us.
  
- **Survey Results**      The results of our recent survey were mailed out to all homeowners on April 10<sup>th</sup>. Be sure to visit our website to obtain a complete listing of the results.

## NEW BUSINESS:

- **Bills processed**      Bret Olsen submitted a bill for \$44.89 for supplies and materials from repairs made to our well system by the well committee. Jay moved to approve this expenditure and Frank seconded it. It passed unanimously.
- **VISA card**      Denise is continuing her investigation into obtaining a Visa card for our HOA.

## Meeting adjourned:

Lain moved and Bret seconded it to adjourn the meeting at 8:40pm.

**Our next board meeting is set for 6:30pm on May 16 at Jay Hambly's house.**

## Board contacts;

Frank Burrow, President  
Jay Hambly, Secretary  
Lain Knowles, Vice President  
Bret Olsen, Alternate  
Tiana Gaulke, Alternate  
Denise Rasmussen, JC  
Higgins