

Wildview Ridge Homeowners Association Board of Directors Meeting

BOARD MEETING MINUTES

Date: May 16, 2006

Meeting Called to Order: By Frank Burrow at 6:42 p.m. at Jay Hambly's home.

In attendance: Frank Burrow, President, Lain Knowles, Vice President; Jay Hambly, Secretary; Dale Peterson, ACC Committee; Denise Rasmussen of JC Higgins and Pam Hambly homeowner from lot 24.

Minutes of previous meeting: Minutes from our April 11th board meeting were reviewed and approved.

Financial Report:

- All homeowners are up to date on paying their dues. **Great job everyone!** 2nd half dues will be mailed out shortly with payment due by June 30th or late fees will be assessed.
- \$10,493.56 was received from our insurance company as a settlement claim for the windstorm damage to two of our well houses.

Lain moved and Jay seconded to approve this months financial report with noted corrections provided by Denise.

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 to remove four trees deemed unsafe. It was approved and has been completed with the condition that the homeowner replaces two of the trees with new ones.
 - Lot 29 requested to enlarge the bark area in the SE corner of their lot and add three trees. It was approved and has been completed.
- **Landscaping Committee** Lain received several community-landscaping suggestions via our website. These suggestions were passed onto our landscaping committee for consideration.
- **Social Committee** If anyone is interested in having a community garage sale please contact Tiana Gaulke (Lot 36).
- **Rules Committee** No report.
- **Maintenance Committee**
 - Plans are being made by Frank and Lain to begin the process of repairing and enhancing our entrance lighting.
 - If anyone notices any of our streetlights are out he or she should contact Denise at JC Higgins so they can be repaired. See contact information below.
- **Finance Committee** The committee under Bret's leadership is still reviewing JC Higgins contract.
- **Gate issues**
 - Bret Olson has been trained by Lain on gate operations. Still to be trained is Bruce Amer and Lain will coordinate with Bruce to make this happen. . Homeowners can now contact either Bret or Lain to have the gate opened or a temporary code set up for visitors.
 - Homeowners are also reminded that the cut-off switch at the front gate should NOT be tripped to open the gate except in emergencies – it results in damage to the gate if left tripped for any length of time. If you need the gate open for an extended period, contact either Bret, Lain. or Bruce.
- **Mail boxes**
 - Frank Burrows has replaced all the sprinkler heads by the mailboxes to ensure no water from the sprinkler system will hit the mailboxes.

Wildview Ridge Homeowners Association Board of Directors Meeting

- The maintenance committee will add bracing to our mailbox cover structure to keep it from leaning.
- Frank shared and distributed copies of the mailbox layout (showing which box belongs to which homeowner) and indicated he has the keys to the unassigned boxes.
- **Well house issues**
 - Denise shared the testing results of our wells. The last and final test showed no problems. The issues we have had with coliform in several of our wells have been resolved. **Thanks Denise for your persistence in dealing with this critical issue.**
 - Denise was asked to check into how the initial water sample was taken and if it was done correctly. If it was done incorrectly we need to seek some relief from the expenses we have incurred to solve the problem.
 - Denise shared the three bids we have received for repairing the damaged well houses. Frank moved and Jay second to authorize Lain to check references, review the bids and select the best contractor to repair the well houses as soon as possible.
 - Denise will pursue obtaining a well maintenance proposal from Bill Langley so we can review it at our next meeting.

- **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 **15 mph within our development and watch how they navigate the corners.**

- **CCR Enforcement**

- Jay Hambly reviewed a draft proposal for a process to deal with CC& R violations, being developed as a result of feedback from the recent Homeowner survey. The draft was developed from incorporating several different homeowner association's processes and taking input from several homeowners in our development. Much discussion followed. Jay was asked to take the issues and suggestions made by the board and develop a second draft to be shared at our next board meeting.
- The next drive through will take place on May 17 with results being shared at our next board meeting.

- **Community Communications**

Everyone should have an updated phone list of our community. If you don't please contact Frank or Pam Burrow. **Thanks Pam for all the work in keeping this important communication current!**

- **Website**

A street light map has been added to our web site under the Maintenance area in case you need to identify a light that isn't working. The CC&R's have also been added in a format that can easily be printed from the site.

NEW BUSINESS:

- **Bills processed**

Jay moved and Lain second to approve payment of our insurance premium which is due soon.

- **Action Items**

The board reviewed a list of action items from past board meetings to solicit progress and or completion of these important commitments.

Wildview Ridge Homeowners Association Board of Directors Meeting

Meeting adjourned:

Lain moved and Frank second to adjourn the meeting at 9:00pm.

Our next board meeting is set for 6:30pm on June 13 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