

Wildview Ridge Homeowners Association Board of Directors Meeting

BOARD MEETING MINUTES

Date: June 13, 2006

Meeting Called to Order: By Frank Burrow at 7:03p.m. at Dale Peterson's home.

In attendance: Frank Burrow, President, Lain Knowles, Vice President; Jay Hambly, Secretary; Dale Peterson, ACC Committee; Denise Rasmussen of JC Higgins, Bret Olsen and Tiana Gaulke, Alternates.

Minutes of previous meeting: Minutes from our May 13th board meeting were reviewed and approved.

Financial Report:

- A clarification discussion resulted in the separation of our unallocated funds into two accounts. One being "savings" and the other being "capital reserves" which is a new category for 2006. This new category is where the \$100 increase in dues approved at our last annual meeting is placed and will only be used for future capital expenses.
- 2nd half dues notices were recently sent out and are due by no later than July 31.
- Denise will look into how the interest (savings and CD) is being accounted for in the cash statements.

Jay moved and Lain seconded to approve this months financial report with the changes discussed above in our unallocated accounts.

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

OLD BUSINESS:

- **Architectural Control Committee** No proposals were received or submitted since our last meeting in May.
- **Landscaping Committee**
 - Planting of annuals at the entrance to our development will take place June 15th.
 - Denise will begin the process for renewing our landscaping contract or seeking new bids as our current contract expires in September.
- **Social Committee**
 - We will be having our annual garage sale with gates opening up at 9:00am on July 22. If you are interested in participating or have things to sell contact Tiana Gaulke.
 - An ice cream social is set for August 1 at 7:00pm by the mailboxes. BYOS (bring your own scoop) Details will be posted on our bulletin board and on our website.
 - Tiana is looking for volunteers to organize our annual summer barbecue and chili cook-off. Please contact Tiana if you would be willing to volunteer. **Tiana sure could use some help!!!!**
- **Rules Committee** No report.
- **Maintenance Committee** No report
- **Finance Committee** No report
- **Gate issues** Denise will continue to pursue obtaining the gate shutdown sequence from Larry Sutterland
- **Mail boxes** No report
- **Well house issues**
 - Lain met with the well house repair contractor and agreed to have this contractor

Wildview Ridge Homeowners Association Board of Directors Meeting

repair all three well houses that were damaged by the windstorm (Lots 28,33,and 40. In addition to the damage repairs, the contractor will be adding vents to well houses on lot 33 and 40 and will realign the well house double doors on lot 33

- Bret will inspect the repairs this weekend to confirm the projects have been completed before the association will pay the bill.
- Frank will schedule a meeting with Bill Langley, the board and well committee to review Bill's well maintenance proposal
- Denise reported that the water sampling company wouldn't reimburse us for the alleged inappropriate sampling process used at the last sampling.
- Lot 34 expressed concern about a lack of consistent water pressure. Frank will contact them to try and determine the source of the problem as the other homes on that same well aren't experiencing the same problem.

▪ Community safety issues

Speeding in our development continues to be a serious problem.

School is out on June 24 and there will be children playing on the streets and in the neighborhood—PLEASE SLOW DOWN AND DO NOT CUT CORNERS WHEN ENTERING AND EXITING THE NEIGHBORHOOD. Denise will pursue potential strategies used in other developments to help us resolve this dangerous situation.

▪ CCR Enforcement

- Jay Hambly reviewed a second draft proposal for a process to deal with CC& R violations and the sample letters to go along with these procedures. Much discussion followed. The board was in agreement that this second draft looked good and would work for our development. Jay was asked to compose a letter to accompany these new procedures and send them out to all homeowners requesting them to review them and seek board members or Denise if they have any questions or comments. Homeowners will have until **July 31st** to seek answers to their questions as the procedures will go into effect on **September 1, 2006**
- Denise shared the results of her last drive through. Violations were reviewed and steps were established to resolve the issues.

▪ Community Communications

No report

▪ Website

Homeowners should send electronic copies of notices or any planned events to webmaster@wildviewridge.org for posting on the calendar of events.

NEW BUSINESS:

▪ Bills processed

No bills were submitted

▪ Action Items

The board reviewed a list of action items from past board meetings to solicit progress and or completion of these important commitments. Several were completed and others still remain unfinished.

Meeting adjourned:

Lain moved and Jay seconded to adjourn the meeting at 9:35pm.

Our next board meeting is set for 6:30pm on August 8 at Lain Knowles' house.

Wildview Ridge Homeowners Association Board of Directors Meeting

Board contacts;

Frank Burrow, President

Jay Hambly, Secretary

Lain Knowles, Vice President

Bret Olsen, Alternate

Tiana Gaulke, Alternate

Denise Rasmussen, JC
Higgins