

Wildview Ridge Homeowners Association Board of Directors Meeting

BOARD MEETING MINUTES

Date: September 12, 2006

Meeting Called to Order: By Frank Burrow at 6:40p.m. at Jay Hambly's home.

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

Minutes of previous meeting: Minutes from our August 8th board meeting were reviewed and approved.

Financial Report:

- All but one homeowner has paid their second half dues.
- Lain questioned why the \$100 portion of each homeowners dues that should go into the undesignated fund doesn't appear to have happened in this month's budget report. Denise will check into it and make the necessary adjustments to ensure this amount is reflected in the budget under the undesignated account.
- A question rose about why there is a negative \$5.97 in the dues account. Denise will look into this issue as well and bring an explanation to our next meeting.
- Denise was asked to look into our electricity bill, as it appears to be twice the amount normally seen this time of year.

Jay moved and Lain seconded to approve this month's financial report.

Homeowners/guest issues:

- An issue regarding wandering dogs was brought to the board's attention. Denise has communicated to the homeowners of the suspected wandering dogs that this violates our CC& Rs. Denise will verify the owners of the dogs in question. This issue will be dealt with through our new enforcement procedures and is now at step 1. Hopefully this will solve the problem.
- A concern was expressed about an unfinished area around well house B / I that needs to be landscaped. This unfinished area was caused by the repairs that took place at this well house. Bret Olsen will contact the homeowner to determine the extent of the work requested. Once this has been done Denise will investigate a company that can do the work.

OLD BUSINESS:

- **Architectural Control Committee**
 - No report was given, as Dale was not present.
- **Landscaping Committee**
 - Denise reported on the progress she is making to obtain new landscaping bids. Epic Landscaping Company, which is currently providing the services, is the only bid we have received to this date. Their bid showed a \$10 per month increase. Frank suggested that we put a renewal clause in any new contract we enter into. The board agreed that we would proceed to establish a new contract with Epic with this clause in it, if we don't receive any other bids by Friday Sept 15th.
- **Social Committee**
 - Our annual Chili Cookoff was a great success once again thanks to the Warrens who hosted the event. Their hospitality was great and a good time was had by all of our neighbors who attended. We now have a new Chili Champion for 2006. This honor goes to the Setterfields whose " Buckley Stew" took the first place prize. Congratulations to Anthony and Katherine. Our hats go off to all the great cooks who contributed to this special event.

Thanks to Dan and Lisa Schultz, who will be having next years Chili Cookoff in

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their backyard.

- **Rules Committee** No report.
- **Maintenance Committee** The committee will begin the entrance lighting repairs, installing the stop sign and turtle bumps and reinforce our mailbox structure starting Sunday the 17th. Lain and Frank will purchase the needed materials and provide the labor. Since this job will probably take longer than the one day any homeowners who would like to help should contact Lain or Frank. A special thanks to both Lain and Frank for taking on this important safety issue.
- **Finance Committee** No report
Bret Olsen will be convening a meeting of the Finance Committee to develop the 2007 budget. This will be done in time to present at the 2006 annual Homeowner's meeting for approval.
- **Gate issues**
 - Tiana asked if the intensity of the remote receiver for our gate could be increased as she has experienced times when it doesn't work effectively. The board indicated that this can't be done and to check her remote to see if it is functioning properly.
 - Denise has tried to contact Bruce Amer about reprogramming our new remotes but has been unsuccessful. The board asked her to pick up the remotes from Bruce and get them reprogrammed and to inquire as to Bruce's interest in continuing to be our lead person for gate issues.
- **Mail boxes** The maintenance committee will reinforce the mailbox structure on Sunday the 17th.
- **Well house issues**
 - Upon the well committee's request Bill Langley investigated Lot 34 water pressure problems and discovered clogged water lines prior to the Lot 34's water meter.
 - Bill Langley will submit a proposal to scrub the tanks in Well House E to make sure the lines stay clear.
 - A concern was brought forth concerning the water flow valve not working between the two tanks in Well House B / I. Bret Olsen will monitor this issue with the homeowner who had the concern.
- **Community safety issues**

Speeding in our development continues to be a serious problem. PLEASE SLOW DOWN AND DO NOT CUT CORNERS WHEN ENTERING AND EXITING THE NEIGHBORHOOD.

 - Concern was expressed over the fact that the school district is no longer picking kids up inside our development. Concerns about the safety of kids boarding the bus in the dark along 230th were expressed. Several homeowners will be contacting the school district to share this concern and to see if they would be willing to return to picking up our kids inside the development.
- **CCR Enforcement**
 - Denise reviewed with the board the on going CC&R violation list along with the results of the recent drive through conducted the first part of September. The board discussed each issue and established action steps for each violation according to our new enforcement procedures.
- **Community Communications** No Report
- **Website** No Report

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- **Annual Meeting**

Denise verified that we have reserved the White River High School Library for our annual meeting which will be held, **November 30, 2006 at 7 pm.**

Please mark your calendars!!!!!!

Tiana Gaulke will be taking nominations for a board vacancy. Long time board member and current president Frank Burrows will be stepping down. If you are interested in becoming a board member please contact Tiana at 862-1329

NEW BUSINESS:

- **Bills processed**

A bill for \$51.97 and \$29.18 was submitted for payment. Jay moved and Lain seconded that the association pays these bills.

- **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 8:45pm.

Our next board meeting is set for 6:30pm on October 10 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