

Wildview Ridge Homeowners Association Board of Directors Meeting

BOARD MEETING MINUTES

Date: October 10, 2006

Meeting Called to Order: By Frank Burrow at 6:35p.m. at Lain Knowles' home.

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

Minutes of previous meeting: Minutes from our September 12th board meeting were reviewed and approved.

Financial Report:

- All homeowners have paid their second half dues. There is only one late fee outstanding.
- Lain questioned as to why our unallocated fund appears to be higher than anticipated. Denise will look into this issue and report back.
- An explanation as to why there is a negative \$5.97 in the dues account was given by Denise. The reason turned out to be that a homeowner had made an incorrect dues payment.
- Denise shared data concerning a higher than normal electrical bill for August and September. The board will investigate further the reasons for this spike in cost.

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

Homeowners/guest issues:

- No issues were reported.

OLD BUSINESS:

- **Architectural Control Committee**
 - Lot 7 requested to construct an iron fence and gate around 2 sides of their property, a 12' long fence between their house and RV garage and a short chain link fence for a dog run. It was approved through September 10, 2007
 - Lot 7 requested to construct a concrete patio, a pad for a spa and tearing up of a concrete walkway. It was approved through September 17, 2007
 - Concerns were expressed about the abandoned house on Lot 3 that is for sale in our neighborhood. The concerns centered around the condition of the yard and the general appearance of unfinished work on the house. Denise was asked to investigate the issues with the real estate company and was given permission to take the necessary steps to remedy the concerns discussed. The sprinkler system on the property needs to be shut down and Denise is to get permission for the Board to enter the home and shut of the irrigation.
- **Landscaping Committee**
 - A new contract for landscaping services for the coming year was finalized with Epic Landscaping Company. The contract will be posted on the website.
- **Social Committee**
 - No report
- **Rules Committee**
 - Our new CC&R enforcement procedures have been implemented and positive results have been seen.
- **Maintenance Committee**
 - The maintenance committee has been busy since our last meeting.
 - They have reinforced and restained our mailbox structure, installed a new stop sign and line, installed new lane turtles by the front gate and some road sealing

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was done. Thanks guys for all of your time and energy! It looks great.

- The front entrance lighting was reworked several times. It is much better but periodically it is still shorting out. The committee will be looking into the cost of having a company completely redo the lighting system since their efforts haven't produced the desired results.

▪ Finance Committee

Bret and committee have met and will have a proposed 2007 association budget ready for board review by the middle of October. Once the board has reviewed it, it will go before our homeowners for approval at our annual meeting November 30.

▪ Gate issues

- Denise contacted Bruce Amer and will pick up the extra gate remotes. She will ask Bruce if he still wants to be the "keeper" of the gate remotes.

▪ Mail boxes

No report. See maintenance committee report.

▪ Well house issues

- Well tanks at Lot 33 well house were partially cleaned.
- Denise shared a complete list of costs associated with the state water testing requirements of our well systems. After reviewing the costs, the well committee will look into alternative ways to test our water quality that will accomplish the job but possibly save the association money.
- Bret reported his findings related to the landscaping that needs to occur around the well house on Lot 8. The board agreed to have Denise seek a bid from Epic Landscaping to grade the area and spread topsoil. The homeowner indicated he had grass seed and would spread it as soon as the grading is done. Bret will work with the homeowner to coordinate this effort.
- The next well system blow off will occur in January. Look for the announcement on the community bulletin board at the mailboxes.
- Bill Langley who couldn't make the last visit is still planning to join the well committee and board to review and assess our well system and develop a comprehensive maintenance plan.

▪ 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.

▪ CCR Enforcement

- Denise reviewed with the board the on going CC&R violation list. The board discussed each issue and established action steps and assigned a monitor for each violation according to our new enforcement procedures.

▪ Community Communications

Tiana Gaulke, will be putting together a neighborhood holiday newsletter that will be distributed in December. If you have any articles, pictures, or information you would like to include in this newsletter please contact her.

▪ Website

No Report

PLEASE VISIT OUR WEBSITE!!! www.wildviewridge.org

▪ Annual Meeting

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Please mark your calendars for **November 30, 2006 at 7 pm.**

On this date our annual association meeting will take place at White River High School Library. Come meet your neighbors and join us for this very important once a year meeting!!

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**

Lain Knowles submitted bills for our Web Domain and rental fee and materials purchased to accomplish the tasks completed by the maintenance committee.

Jay moved and Frank seconded it to approve these expenditures.

- **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 8:50pm.

Our next board meeting is set for 7:00pm on November 30 at the White River High School Library.

The board will be holding a planning session on November 7 at 6:30pm at Frank Burrows house in preparation for the November annual meeting .

Board contacts;

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