

Wildview Ridge
2006 Annual Homeowners Association Meeting
November 30, 2006, White River High School

- Call to order**
- by Frank Burrow at 7:08 pm
- Introduction of Board of Directors**
- Frank Burrow – President
 - Lain Knowles – Vice President
 - Jay Hambly – Secretary
- Introduction of Alternates**
- Tiana Gaulke
 - Bret Olsen
- Introduction of Property Management Co. Voting Power Present**
- Denise Rasmussen of JC Higgins & Associates
 - 42 Homeowners eligible to vote
 - 13 Homeowners present
 - 1 Homeowners vote by proxy
 - Quorum present
- Financial Report**
- Presented by JC Higgins & Associates
 - All Homeowner's dues current. Financial statements posted on the website.

Committee Reports

- Architectural Control**
- Activity over past year included 6 requests for tree removal, trimming and/or topping, 4 requests for landscaping work, 3 fence requests, 2 patio and/or deck requests, 2 requests for sidewalks/pathways, 2 spa requests, 1 residence color request, 1 dog run request, 1 water feature request, 1 request for a driveway extension.
 - Wildview Ridge historical highlights:
 - Highest number of requests = 28 in 2001
 - Lowest number of requests = 6 in 2004
 - 2006 totaled 19 requests / issues
- Social Committee**
- 2006 events: Easter Egg Hunt (photos on the website), Chili Cook off (Anthony Setterfield was the winner!), Annual Yard Sale
 - Upcoming events (watch the website and bulletin board for information): Christmas Cookie Exchange, Christmas Caroling, Bunco
- Nominating Committee**
- 2007 nominations Board: Contacted many people in the neighborhood – some had previously expressed an interest, some were recommended by others. Committee bringing one nominee forward for vacated Board position (Lisa Schultz)
- Rules Committee**
- No activity
- Landscaping Committee**
- Entrance plantings: Yearly planting in the spring (contact Betty to volunteer)
 - December decorating planned (contact Betty to volunteer)
 - Contract in place for 2007 with the landscape maintenance company
- Maintenance Committee**
- Various projects completed throughout the neighborhood; Mail box enclosure ; Stop sign; Road dividers/turtles; Reflectors at entrance ; Entrance lights; Test road patching; Wired for power on far side of gate
- Finance Committee**
- Management company review detailed under Old Business (see below)
 - 2007 Budget presentation detailed under New Business (see below)

Wells Committee

- Major damage to well house on Lot 28 (tree damage - covered by insurance)
 - Repairs and upgrades to well house on Lot 33 (frame not square - covered by extra insurance money)
 - Repairs to well house on Lot 40 (roof leaking due to puncture – covered by extra insurance money)
 - Quarterly well flushing – Note: each well very different with respect to build-up during flushing.
 - Note on Wells – recommendation is to take professional preventative measures on well maintenance to avoid major unplanned future expenses.
- **Discussion:** probable need to a contract with a professional service to do regular well maintenance. This is necessary to keep wells working and efficient / avoiding major unplanned expenses. Well system is our biggest asset and needs maintained as best we can. When not working, we have an immediate issue (potentially costly) that needs addressed quickly.
- **Discussion:** Should we invest in generators to keep pumps going during a power outage. Previous investigation into this option resulted in a high cost for something that occurs infrequently. Decision was that the cost outweighs the need. Individual homeowners on each well can decide if this is something they want to invest in outside of the HOA.

Website

- Up and running January 2006 - as of Nov. 24, shows 565 hits
- Cost is about \$65.00 per year
- Contains reference materials and event calendar - contact webmaster through site if you would like any event information published
- Has classified section - contact webmaster through site if you have anything for sale that you would like published
- Visit the site: www.wildviewridge.org

Old Business

2006 Survey Update

- Survey developed – January - Special thanks to: Rhonda McAuliffe
- Survey mailed in February - 28 out of 42 homeowners responded
- Results shared with homeowners - March
- Board developed action plan - April
- Key Issues identified from Survey (top 4 issues):
 - CC&R Enforcement: yard/ditch conditions, animal control, RV/ trailers
 - Management Company review
 - Entrance issues: lighting, gate, safety, and appearance
 - HOA communication with homeowners
- HOA Board Action Plan:
 - Develop and implement CC&R enforcement procedures
 - Evaluate and make recommendations regarding our Management Company
 - Improve front entrance appearance, safety and operations
 - Improve communications with homeowners
- Actions taken
 - CC&R Enforcement Procedures - Draft was developed from research of other associations (May); Draft sent to homeowners for input (June); Final draft completed from input (August); New procedures put into place (September)
 - Management Company Review: Finance Committee given task to review Management Company's role vs. it's cost to the HOA
 - Entrance Improvements; Gate repairs continue to occur, but with less frequency; Repairs were made but lighting remains an issue; Efforts to repair lighting issues have failed; next step will be to obtain formal

- o bids from electricians; Stop sign and directional turtles were installed to improve safety; Weed-eating along the front is now a part of the landscaping company's contract
 - o Communications: Wildview Ridge website is continually updated and enhanced; Issues of concern are communicated via: phone, website, email and bulletin board; Board minutes are sent monthly to all homeowners; If you are not receiving Board minutes, please contact a Board member immediately
 - Next Steps:
 - o Board will revisit survey results and establish next years action items
 - o If you have any suggestions please contact a Board member
 - o Recommendation is that Wildview Ridge conduct a survey of homeowners every 3 years

Management Company Review

- As a result of 2006 survey results, Finance committee given task to review Management Company's role vs. its cost to the HOA. Review included solicitation of practices of other Management Companies.
- Overview of Services Provided; there are 5 key areas involving 33 different services:
 - o 8 activities under General Duties
 - o 9 activities under Fiscal and Accounting Services
 - o 4 activities under Protection of property
 - o 4 activities under Meetings – Board of Directors, Annual Meetings, Special
 - o 8 activities under Records and Correspondence
- Terms and Fees: Original Agreement Signed October 12, 2000.
 - o Terms – Minimum term of one (1) year. May be terminated by Association upon thirty (30) days written notice.
 - o Fees -- \$4,200/year (Approx. \$350/month)
- Recommendations
 - o Continue to retain JC Higgins and Associates Management Services.
 - o Competitively bid management services next year
- Vote taken to accept Finance Committee recommendations– unanimously approved

New Business

2007 Annual Budget

- Reviewed 2006 Annual Budget vs Actual – 2006 budget within expectations and final results will be sent when year-end statements are mailed to Homeowners. This information is also posted on the website.
- Reviewed 2007 Annual Budget proposal. Keep dues at 2006 level with no increase.
 - o Motion made by Bruce Amer to approve the proposed 2007 Annual Budget with dues at \$800 per Lot.
 - o Seconded by John McAuliffe
- Vote taken – unanimously approved proposed 2007 Annual Budget

Election of Board Members

- Election of new Director (3 year term)
- Nominating Committee submitted Lisa Schultz for new Board position.
- Call made for additional nominations from floor. None forthcoming.
 - o Motion made by Bruce Amer to elect Lisa Schultz as new incoming Board Member
 - o Seconded by Bret Olsen
- Vote taken –Lisa Schultz elected unanimously as new incoming Board Member
- Election of Alternate Director (1 year term)
- Nomination of Tiana Gaulke and John McAuliffe as alternate Board Members
- Vote taken – all attendees approved election of Tiana Gaulke and John

McAuliffe as alternate Board Members

- 2007 Board of Directors;
 - Lain Knowles – President
 - Jay Hambly – Vice President
 - Lisa Schultz – Secretary
- 2007 Alternates;
 - Tiana Gaulke
 - John McAuliffe

- **A big “Thank you” from HOA and Board to Frank Burrow for 6 years commitment to the Board. Frank (and Pam) presented token of appreciation from Homeowners for 6 years service.**

Call for Committee Members

- Please sign up for committees for 2007 WE NEED YOU!
- Contact any Board member or committee member to sign up (Committees members are listed on the website)

Meeting adjourned

- by Frank Burrow at 9:15 p.m. (his last official action – at least for this year !)