

**Wildview Ridge Homeowners Association  
Board of Directors Meeting**

**BOARD MEETING MINUTES**

**Date:** January 9, 2007

**Meeting Called to Order:** Lain Knowles called the meeting to order at 6:30 p.m. second by Jay Hambly

**In attendance:** Lain Knowles –President, Jay Hambly, Vice President, Lisa Schultz, Secretary, Tiana Gaulke, Alternate, Dale Newell-ACC Committee Chairman

**Minutes of previous meeting:** Approved by Lain Knowles second by Lisa Schultz

**Financial Report:** Presented by Denise Rasmussen of JC Higgins and Associate. Annual Home Owner's Association dues were mailed out in December. Several requests were made to correct or clarify financials;

- Recognize 2007 dues received in December will be seen in January to keep books and budget straight. Dues received prior to beginning of 2007 should be accrued as prepaid and recognized in January.
- Move the required amount of each Homeowner's dues to unallocated reserve.

Denise will make these corrections. Minutes accepted by Jay Hambly, second by Lisa Schultz with changes as notes.

**Homeowners/guest issues:** No issues were reported.

**OLD BUSINESS:**

- **Architectural Control Committee** Dale reported for the ACC. A request for tree cutting was approved. Dale will have all the materials and records ready for next Chairperson for ACC. Volunteers needed.  
Dale is taking a year's "sabbatical" from the ACC Committee. The Board thanked him for his years of work and expressed appreciation for his diligence and fair application of the community rules to the Homeowners in Wildview Ridge. All Homeowners are encouraged to express their appreciation when they next see Dale.
- **Landscaping Committee** Holiday gate and front entrance ornaments will be coming down this week. A BIG Thank you to the entire team for putting up the ornaments. They were beautiful, withstood some harsh weather and made our holiday a bit brighter.
- **Social Committee** Tiana reported that even during the power outage a cookie exchange did take place and it was a lot of fun. 2007 activities to look for. Bunko, Easter egg Hunt and Movie Night. Easter Egg Hunt is scheduled for March 31, 2007.
- **Rules Committee** No report
- **Maintenance Committee** During the power outage the well houses had some issues. Lain and the well Committee addressed them with the Property Management company. It was recommended that we pay for the repairs out of the Home Association funds vs. filing an insurance claim since the amount of the repair was below the deductible.

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Many thanks to the Wells Committee for responding to problems during the storm and subsequent power outages. Special thanks to John McAulliffe for coordinating efforts.

There was a discussion of the continuing electrical problems at the front entrance. Jay Hambly volunteers to investigate the cost of having the front lights rewired. He will contact a few companies to get a cost estimate.

- **Finance Committee** No Report
- **Gate issues** No Report
- **Mail boxes** No Report
  
- **Well house issues** The Well houses are all wired for generators and with the recent weather the question is who should pay for a generator for the well houses in order for the houses to get water. The Board agreed that each well house group of homeowners must decide that themselves. Some well houses have a generator already installed and the purchase, maintenance and the cost has been split between all the homeowners. Quarterly well flushing will be done the week of 1/13/07. An updated schedule of well flushing is on the website.
- **Community safety issues** No report
- **CCR violation letters** JC Higgins did a drive through this week and noted NO violations. She felt it was one of the best drive through she has done in all of her properties. She was surprised at how all the homeowners have quickly cleaned up and removed debris from the winter storms. Great Job everyone
  
- **Newsletter** No report. Don't forget to utilize our website for community information.  
<http://www.wildviewridge.org>
  
- **Community welcome letter** No report
- **Web domain** A suggestion was made to include information on what steps Homeowners should take to prevent damage during the power outages. Lain will investigate the possibility.  
Also there was a discussion of having the website hosted at another location, but it appeared to be cost prohibitive.

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- **Survey Results**

Board reviewed top concerns for 2006 so 2007 can be productive and address all the homeowner's needs that responded. All Board members agreed to review the survey and identify the next three items identified as needing improvements by the Homeowners. An action plan will be developed at the next Board meeting based on the improvements identified

## NEW BUSINESS:

- **Financial**

The Finance Committee established the goal to get the Unallocated Reserves account to \$50,000.00. \$100.00 from each annual Homeowner's dues will continue to be put into the Unallocated Reserves account to get the reserve account to \$50,000.00 This account is to be used for planned capital expenses. Examples would be major road repair, well house or pump replacement or gate replacement.

- **Financial**

There was a discussion of whether to transfer the unspent funds from 2006 into the Unallocated Reserve account or to leave the surplus in Operating Funds account. The decision was to retain the funds in the Operating account, which can be used for emergencies and to cover operating expenses. Lain will draft a policy statement for future application of funds and bring it to the next meeting.

Invoices for Annual Homeowners dues are mailed in the first week of December. It was presented that all bills should go out during the last week of December so that payments for the next year would not be shown in the current year since it is a bit misleading when comparing budget to actual numbers and causes some financial questions throughout the year. It was approved and Denise will let the Board know if that is an option with the JC Higgins billing system.

- **CC&R**

The status of CC&R Project and incident violations was discussed in regard to one Lot in the community. The CC&R's were reviewed and the process for correction on violations will be followed.

## Meeting adjourned:

Lain Knowles moved to adjourn seconded by Tiana at 9:00 p.m.

## Board contacts;

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