

Wildview Ridge Homeowners Association Board of Directors Meeting

WVR HOA BOARD MEETING MINUTES

Date: February 13, 2007

Meeting Called to Order: Lain Knowles called the meeting to order at 6:37 p.m. second by Jay Hambly

In attendance: Lain Knowles - President, Jay Hambly- Vice President, Tiana Gaulke - Alternate, Dale Peterson - ACC Committee, John McAuliffe – Alternate, Denise Rasmussen – J.C. Higgins

Dale Newell - Homeowner

Minutes of previous meeting: Approved by Jay Hambly second by John McAuliffe

Financial Report: Presented by Denise Rasmussen of JC Higgins and Associate. Annual Home Owner's Association dues were mailed out in December.

7 out of 42 Homeowners are delinquent in payment of the HOA dues that were due in January. The normal 3 letter collection process will be applied. 3rd letter is notification of a lien against the property.

Financial report and statements moved to accept by John McAuliffe, seconded by Lain Knowles.

Homeowners/guest issues: Dale Newell recounted that the first tree that fell on his house had had its roots cut by the prior owner of lot 14 when a small retaining wall was built on that owner's property. The second tree that struck Dale's home during the December storm also had had its roots cut when the water main running down the property line was installed. Dale said the second tree was about 100 years old; that the first 91 years of growth rings were wide and that the last 9 rings were narrow. The arborist who came to inspect Dale's remaining trees indicated that narrow growth rings were a sign of stress or lack of nutrients. Dale suggested to the HOA Board that they consider inspecting for trees next to water main runs in the development that might have had their roots cut and consider removing the trees to avoid property damage.

OLD BUSINESS:

▪ Architectural Control Committee

Dale Petersen is taking a year's "sabbatical" from the ACC Committee. The Board thanks 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.

Dale will continue to provide the historical information dating back to 2001 when requested by the Board. He will continue to accompany Denise Rasmussen during the quarterly neighborhood drive-around inspections.

Greg Sparks has been asked to fill Dale's role on the ACC.

There was some discussion amongst the Board members about the anonymous and apparently irate property owner who posted a second notice on the bulletin board by the mailboxes stating, "Fire the ACC Committee and the Board." If anyone knows who is responsible for this, please notify a board member so we can contact this individual to resolve the issue.

▪ Landscaping Committee

Holiday gate wreaths need to be taken down.

▪ Social Committee

Tiana reported that Marilyn Amer is planning a WVR Ladies Bunko night. There will be

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an Easter Egg Hunt in Lisa Schultz's back yard on March 31st, 2007. The community garage sale will be earlier this year.

- **Rules Committee** No report

- **Maintenance Committee** Maintenance requirements have been light. The only outstanding issue is the lighting at the entrance, which continues to blow the breaker periodically. The committee will wait until it's dry to do anything. Jay contacted several contractors to obtain bids to redo the lighting system at the entrance but received no response. He found a web-based referral service that may provide some contractors but nothing has been heard yet.

Lain mentioned the contractor who repaired the well houses as they had stated that they would do just about any job, framing, plumbing or electrical but that the job had to be greater than \$500. Denise will send Affordable Contracting's information to Jay.

Jay asked that if there are any homeowners that have had recent positive experiences with any type of contractor to please notify Lain so that he can add them to our website for future reference by homeowners.

Denise will ask the homeowners for their email addresses in a mailing, which will include an updated neighborhood contact list and map. Tiana will send the known list of homeowner's email addresses that she has accumulated to Denise.

- **Finance Committee** No Report - Jay suggested we put \$10K into another CD, Lain seconded the motion. It was decided to stagger the maturity date so it would not fall in any of the quarters that the two existing CD's will mature.

- **Gate issues** Tiana remarked how trouble free the gate had been for the last year. But later that night the outbound gate was stuck partway open and will require repair.

- **Mail boxes** No Report

- **Well house issues** The well house on Lot 40 had one of the two power breakers inexplicably trip. Resetting it restored water service.

The topic of contracting a water system maintenance service from Bill Langley was mentioned again.

John got the action item to have Mr. Langley come out and produce some maintenance scenarios with schedule and costs.

John also got the action item to work with Bret to come up with and follow a well-flushing schedule that Lain will post on the website. Apparently a well-flushing exercise had been scheduled for January but it did not happen.

John took an action item for the well committee to explore some emergency power generator scenarios for the community wells.

- **Community safety issues** No report

- **CCR violation letters** Letters have been sent to the Lot #3 property owner (foreclosure house) about project violations, unpainted shed and incomplete paint on the house.

It was decided to follow both the fining process and the lien process in regards to lot #3, so any new owners would see the violations on record when they purchased the property and be aware that they would have to resolve the issues.

A phone call was made to homeowner with log in street. They didn't put it there but they removed it promptly. Thank you.

- **Newsletter** No report. Don't forget to utilize our website for community information.

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<http://www.wildviewridge.org>

- **Community welcome letter** No report
- **Web domain** No report

- **Survey Results** The only outstanding issue from the 2006 Homeowner's survey is the lighting at the entrance. This will be addressed this year.

NEW BUSINESS:

- **Bonney Lake Estates** The letter to the Department of Planning and Land Services of Pierce County about the proposed amendments to the Bonney Lake Estates development was discussed at length. Lain wrote the draft, circulated it via email for other Board member inputs and then incorporated the suggestions and refined the letter overall. The board felt the letter was very well done.

The letter was approved and signed by the Board members in attendance.

- **Financial** A bill for \$12.50 for document copies associated with the Board's response to the Bonney Lake Estates Plat letter was approved for payment.

- **CC&R** Jay brought up the aspect of our CCR's that prohibit vehicle outside parking, noting that most homeowners may be in violation. His intent is to modify the CCR's, if appropriate, to clarify or remove the outside vehicle parking aspects. It merits mentioning that the CCR's should only include what we as a community intend to enforce. Denise suggested clarifying the definitions section in the front of the CCR's as a possible solution.

Dale Newell will examine the CCR related to the parking of vehicles and report back his findings and make a recommendation to the Board next meeting.

- **J. C. Higgins** Denise Rasmussen described how J. C. Higgins has looked at hers and other employee's workloads, particularly around the aspects of evening meetings required by Homeowner's Associations. Too many evening meetings negatively impact employee's lives, which has caused employee turnover. J. C. Higgins has determined that Homeowner's Association meetings will be attended only once a quarter as well as an additional annual meeting.

The J. C. Higgins representative's attendance will be limited to 1.5 hours maximum per meeting.

In lieu of Denise's regular attendance to the monthly board meetings, she will email to the Board members five days before the meeting, her action item list: Who contacted J. C. Higgins, the topic, what action was taken, what is outstanding, etc.

The Board will select dates for meetings and notify Denise. Some flexibility will be

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tolerated should emergent needs dictate J. C. Higgins' attendance. One meeting date would be swapped for another, but not to exceed the limit.

There was much discussion about the homeowner's attendance problem associated with hosting the annual meeting during the holiday season. A suggestion was made for the Board to consider holding it in January instead of November or December.

Lain distributed laminated copies of the neighborhood map and contact list to Board members. Denise will be mailing paper copies to the homeowners.

The next Board meeting will be at Lain's house on March 13.

Meeting adjourned:

Lain Knowles moved to adjourn seconded by Tiana at 8:19 p.m.

Board contacts;

Lain Knowles President

Jay Hambly Vice President

Lisa Schultz Secretary

Tiana Gaulke Alternate

John McAuliffe Alternate

Denise Rasmussen, JC Higgins

Frank Burrow Past President