

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

BOARD MEETING MINUTES

Date: March 19, 2007

Meeting Called to Order: Lain Knowles called the meeting to order at 6:30 p.m.

In attendance: Lain Knowles Pres, Jay Hambly Vice President, John McAuliffe-Alternate Lisa Schultz-Secretary

Minutes of previous meeting: Approved by John McAuliffe second by Lisa Schultz

Financial Report: Presented by Lain Knowles. There are some questions on some of the outstanding dues concerning some amounts. This will be discussed with Denise of JC Higgins. A separate ledger for late fees or fees due for violations may be needed.

Homeowners/guest issues: A homeowner brought up 2 issues *a) when homeowners bring in large amounts of yard materials, soil, wood chips and rocks there should be a procedure or requirement for cleaning that area up.* The board would like to remind everyone as we all begin to work on our yards to be thoughtful about the use of the community street and areas making sure it are all cleaned up after the landscaping materials have been cleared. *B) The lights at the front gate are inconsistent and they feel need to be on from dark to dusk.* The board has been trying to get bids on the repair of replacement of the current lighting system. The inconsistency is due to several shorts in the electrical line and it pops the breakers at various times. Jay Hambly is working on getting contractors to bid on the system. If any homeowner knows of an electrician or landscape specialist who may be interested please let them know.

OLD BUSINESS:

- **Architectural Control Committee** No report
- **Landscaping Committee** No report
- **Social Committee** Easter Egg Hunt on March 31 10:00 a.m. at the Schultz's on lot 7. Egg stuffing meeting the week before
- **Rules Committee** No Report
- **Maintenance Committee** Front gate lighting mentioned above was discussed. The landscape committee will also look at LED lighting for energy and cost efficiency. There will be a future road seam repair party as the weather warms up...
- **Finance Committee** No Report

Wildview Ridge Homeowners Association Board of Directors Meeting

- **Gate issues** There was a repair last month of \$600.00 the gate bracket was broken. It was suggested that the gates be greased one to two time's per-year. The maintenance committee will perform this task.

- **Mail boxes** No report

- **Well house issues** Each well house needs to have a spring cleaning to remove any dust or winter resident residue. There will be clip boards with updated log sheets installed. There will be a set flushing schedule for the well houses. It is NOT mandatory that the homeowners follow this schedule. It is recommended since there can be affects of the well flushing in homes i.e. discolored water, severe drop in pressure. The board will post a notice of well flushing for the homeowners to be aware of the day and times. Please feel free to help your well house "flushers" it's a great way to get to know your neighbors and understand our well system. The next flushing will be Saturday April 14 between 10-2.

- **Community safety issues** No report

- **CCR violation letters** A discussion was held about new verbiage in the CC&R's that Denise from JC Higgins suggested. Fines would be levied when homeowners receive letters that show numerous incidents notifications have been given. There was a discussion about recording liens on a lot with the county when no action has been taken concerning the notifications. Lisa Schultz will get further information concerning the processes.

- **Newsletter** No report

- **Community welcome letter** No report

- **Web domain** Updated with new information and the well flushing schedule will be posted on the website for homeowners to reference.

- **Survey Results** No Report

NEW BUSINESS:

- **THANK YOU** Thank you Mr. Newell for reviewing the vehicle parking policy in the CCR's and reporting back to the Board.

- **Parking of cars** There was a discussion concerning verbiage in the CC&R's about vehicles that did not move for more than 48 hours. Parking vs. disrepair. This topic was tabled for a later time.

- **Enforcement Procedures** See notes above concerning how to enforce violations or incidents that go unresolved. Clarification is needed so all homeowners are aware of the steps and actions taken

Wildview Ridge Homeowners Association Board of Directors Meeting

when the process is started.

- **JC Higgins**

JC Higgins the Association's management company has sent notification that our representative will be available to attend 4 meetings per-year this time will coincide with their required drive through of the neighborhood. The board voted on the following months for their participation. May, September, November, and the annual meeting in January. The annual meeting for the Homeowners will be January 10, 2008.

- **Next Meeting**

April 10, 2007 6:30 p.m. at Lisa Schultz's lot 7

Meeting adjourned:

At 8:40 by Lain Knowles Second by John McAuliffe

Board contacts;

Lain Knowles, President

Jay Hambly –Vice President

Lisa Schultz-Secretary

Tiana Gaulke'-Alternate

John McAuliffe-Alternate

Denise Rasmussen, JC
Higgins