

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

BOARD MEETING MINUTES

Date: April 10, 2007

Meeting Called to Order: Lain Knowles called the meeting to order at 6:45 p.m. second by Lisa Schultz

In attendance: Lain Knowles President, Jay Hambly- Vice President, Lisa Schultz Secretary, Jim Bartlett-Landscape Committee

Minutes of previous meeting: Approved by Jay Hambly second by Lain Knowles

Financial Report:

\$500.00 in operating account, \$22,257.21 in Saving and \$7,646.14 in unallocated Reserves and \$23,684.49 in CD's for a total of \$54,087.84. One delinquent Homeowners fee for one year. A note that electric bills have dropped significantly in the well houses as warmer weather has allowed all the heaters to be turned off. This was a \$500-600 monthly bill and now is around \$50.00.

Lain is going to investigate several expenses with JC Higgins – a reconciliation of the Unallocated Reserves account, the status of interest fees, and several questions about Homeowner account status.

Homeowners/guest issues:

Jim Bartlett discussed his desire to have the grass repaired leading up to the well house on his property. This was disturbed while performing well repairs last fall. Lain will request that Epic Landscaping be contacted to give a quote for leveling the disturbed area and removing the rocks. Jim said he has grass seed and will sow the area, once leveled.

There will be a quarterly homeowner association drive through by JC Higgins on April 19. Let's show our best. Thanks to Aaron Taylor for stepping up on the ACC committee to give Dale a break.

OLD BUSINESS:

▪ **Architectural Control Committee**

Dale has officially stepped down as ACC chair and we want to thank him for his steady and great service to this neighborhood. He has taken on a lot of homeowner's requests and has served us all very well. THANK YOU.

▪ **Landscaping Committee**

The yard in front of well house on Lot 9 needs to be repaired from last year's digging. Bids will be handled by Jim Bartlett for repair of area. There was a question about the Board's responsibility to place gravel around the well houses to help keep the mud from the rain or sprinklers from spraying on the well houses due to run off. The Board reaffirmed a prior decision that, if desired, the homeowner(s) serviced by that well would chip in and purchase their own supplies and provide the labor. It was suggested that the neighborhood have the annual spring well house clean up in the upcoming months.

Front entrance flower planting will be in late May and Jim Bartlett will schedule and post a notice for volunteers. A note will be posted at the mailboxes. Don't let just a few people have all the fun! Come Join us.

It would appear that Betty and Craig Riley will be passing the baton with regard to their Landscaping Committee responsibilities. A big THANK YOU for all the hard work, flower planting and decorating they have done for the neighborhood over the past

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years. We are sorry to lose your talents and camaraderie.

- **Social Committee** The annual egg hunt was a great success with lots of cold, wet, and participation. Thanks to everyone who worked on this project. Special thanks to Dan and Lisa Schultz for hosting (what seemed like) thousands of guests tearing their yard apart looking for goodies.

Other future events have been mentioned Bunko, wine tasting, and movie nights in the summer and of course the chili feed and garage sale.
- **Rules Committee** No report
- **Maintenance Committee** Jay Hambly had a landscape-lighting company come out to bid on the exterior property lights and is waiting for the bid. Great information and the goal is to get the lights replaced, repaired, and updated prior to the pre-summer flower planting out front which takes place in late May.
- **Finance Committee** No report.
- **Gate issues** The question was brought up “where do the gate openers go when we move in and out of our houses? Who’s responsibility is it and what can we do to make the transition easier? “ Lain will ask Denise about other homeowners association processes - BUT a reminder if you moved in and did not receive a gate opener you may want to call your past owner and see if they have found it since unpacking. OR if you are planning to move make sure you leave your gate openers at the house. Some people live here without gate openers and punch in the code. OH the drudgery.
- **Mail boxes** No report
- **Well house issues** Insurance company requested the sq footage of the houses for rating purposes. We have 3 houses at 120 sq ft and two with 200 sq ft. This information will be provided to JC Higgins.
- **Community safety issues** No report
- **CCR violation letters** The Enforcement procedures have been finalized and approved by the board and will be recorded in the next month for all homeowners to know. This was NOT a change in the procedures or the association rules. This was a clarification of the process to make sure there were certain date deadlines that would be met for processes. For more information please go to your website www.wildviewridge.org
- **Newsletter** No report
- **Community welcome letter** No Report
- **Web domain** No Report
- **Survey Results** No Report but Board is constantly reviewing items from last survey to make sure they are prioritizing the communities’ needs.

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NEW BUSINESS:

- **Bills to be processed** NONE
- **THANKS** Thanks to Steve Curren, Rick James and Frank Burrow for getting the graffiti off the front fence so quickly. Some local artists wanted to share their art. We like the natural look THANK YOU. Great work guys.

- **Next meeting** May 8, 2007 @ Hambly's

Meeting adjourned: Lain Knowles at 8:35 pm Second by Lisa Schultz

Board contacts; Lain Knowles, President
Jay Hambly –Vice President
Lisa Schultz-Secretary
Tiana Gaulke'-Alternate
John McAuliffe-Alternate
Denise Rasmussen, JC
Higgins