

# Wildview Ridge Homeowners Association Board of Directors Meeting

## BOARD MEETING MINUTES

**Date:** September 11, 2007

**Meeting Called to Order:** Lain Knowles called the meeting called to order at 6:40p.m. Seconded by Lisa Schultz

**In attendance:** Lain Knowles-President, Jay Hambly-Vice President, Lisa Schultz-Secretary, John McAuliffe-Alternate, Marilyn Amer-Landscape Committee

**Minutes of previous meeting:** Approved by Jay second by Lisa Schultz

**Financial Report:** Presented by Lain on behalf of JC Higgins. 1 Homeowners due is not paid. Financial report and statements moved to accept by Lain Knowles seconded by John McAuliffe. A meeting will be held this fall with the finance committee to begin looking at 2008's budget. The budget will be presented by the November Board meeting.

**Homeowners/guest issues:** None received by Board

### OLD BUSINESS:

- **Architectural Control Committee**

Our current interim-chair has resigned and the neighborhood REALLY needs an interim-chair until Dale returns from his sabbatical in 2008. If anyone can volunteer it would be a great help to your community. No written requests were brought to the board at this time.

Some questions were asked concerning an additional garage on a lot. The enforcement procedures were reviewed. JC Higgins did a drive through earlier in the month and brought a couple items up, overgrown weeds, boats in driveways.

Notices will be sent out later this month. Overall, a very good report on how we all keep our neighborhood. We have requested that when JC Higgins does their neighborhood review they attach pictures of the violations to the report so homeowner's can have a visual aid.

- **Landscaping Committee**

The maintenance contract with Epic Landscaping is due to expire on Sept 28, 2007. Several concerns were brought up concerning their lack of follow through and overall completeness of the weekly job.

The Landscape committee feels the weeds in the gravel path, incomplete weed cutting along entire fence line, weeds in gardens should be addressed in the new contract. The Landscape Committee will approach JC Higgins and talk about the dissatisfaction with Epic. They will voice their concerns to Epic and also determine whether they want to go out for additional bids for the annual contract. The Landscaping Committee will report back to the Board.

The lighting at the front gate was addressed and made an action item to follow up with before it begins to get darker for the winter.

- **Social Committee**

There are a few new faces in the neighborhood since our last Board meeting so WELCOME! Tiana has had a busy summer arranging for a Movie night and the Chili feed Great Job. A big thank you Jim and Heidi for hosting the chili feed for the second time. Congratulations to the Taylor's for winning the chili feed. Note we congratulate

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both Taylor's due to some hanging chads, some say Aaron and some say Susie. They are requested to both challenges each other next year so ONE winner can be chosen and the neighborhood will be able to eat great chili again next year. Nice job social committee and to all who volunteered.

- **Rules Committee**      The enforcement procedures that were put into place this year were not recorded with the CC&R's. To get these recorded they would need to be created into an amendment format which will require an attorney to draft and a vote to include which will need to take place at the Homeowner's Annual meeting. At this time these procedures are being sent out by JC Higgins to all new homeowners.
- **Maintenance Committee**      Minor things took place over the summer. Rocks at the entrance were moved. Lain replaced the stop sign at the front entrance due to graffiti damage, THANKS LAIN. The cost of a street sweeper is \$250.00. It was voted and approved to have them come through in November and do a sweeping as the leaves finish changing and the rains begin.
- **Finance Committee**      No Report
- **Gate issues**      This summer we have had a couple instances of the gate not working. A logic board was damaged and is currently being rebuilt and repaired. The gate repair costs this summer were approximately \$1200.00  
  
The gates have been set for the school bus schedule. If you have any scheduling requirements, please contact Lain or Bret Olsen.  
  
The board will be having a gate training session in the upcoming weeks for Board members in case there is an emergency with the gate. Please contact any Board member for assistance with the gate.
- **Mail boxes**      No report
- **Well house issues**      Epic is still working with the well house on Lot 8 to repair some damage from last year. Lain has met with a well maintenance company to work out a maintenance contract that would include quarterly well flushing, overall preventative inspection, cleaning of the well houses and a well tank cleaning. They also do a tank cleaning of \$315.00 per-tank. This has never been done in any of our tanks. We know that there is some residue in some of the tanks.  
  
The board voted to get the tanks cleaned to see if some of the water discoloration in homes disappears. This will cost a total of \$1800.00. The Board also voted on having them complete the next quarterly flush on one of the wells to determine the cost of the maintenance company taking that responsibility. The Board wants to put in as much preventative maintenance on the pumps as possible to try to reduce any future costs to the homeowners.
- **Community safety issues**      No report
- **CCR violation letters**      No report

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- **Newsletter** No Report
- **Community welcome letter** Welcome to all of our new neighbors we are thrilled to have you. The maps and phone numbers of the neighborhood will be updated and delivered to everyone.
- **Web domain** Remember if you have pictures that you would like to put on our website please e mail Lain at [dcknowles@comcast.net](mailto:dcknowles@comcast.net) We all visit the website and its fun to see new stuff.
- **Survey Results** No Report

### NEW BUSINESS:

- **Emails for the Homeowners** It was brought up that we also do our part in going green with our monthly Homeowners balance sheet and monthly notes and newsletter. The board voted to offer e mail delivery only of the above items and announcement. To do that we will need your email address. If you are interested please contact Tiana and give her the necessary information at [gaulkes@msn.com](mailto:gaulkes@msn.com).
- **Service Directory** The Board would like to post service providers that you have had work on your home that you would like to recommend. A question form will be mailed out and a directory will be created on the website. If you would live to refer anyone prior to that survey please e mail Lisa Schultz at [schultz.dan@comcast.net](mailto:schultz.dan@comcast.net).
- **THANK YOU TO THE HOMEOWNER'S** Jay made a special mention to how happy he is that his family lives here. "You don't know the type of community you have until something happens. We appreciate living in a neighborhood that takes such good care of their neighbors. The kindness shown has been amazing. Everyone is very special here. It is a treat to live here."
- **Budget** The budget committee will be meeting in the next month to develop the 2008 budget. Bret Olsen and John McAuliffe will be calling members of the committee for a meeting.
- **Bills to be processed** Two bills were presented for payment. They were approved by the board (one for fees associated with a lien and one for gate repairs).
- **Customer satisfaction survey** JC Higgins sent out a customer satisfaction survey to each the Board members. This will be responded to by the Board as a whole and Jay volunteered to draft the response to the survey. It will be reviewed by the Board before submitting.

### Meeting adjourned:

Meeting adjourned by Lain Second by Jay at 9:13 p.m.

Next Meeting October 9, 2007 at Lain Knowles home lot 31.

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### **Board contacts;**

Lain Knowles, President

Jay Hambly –Vice President

Lisa Schultz-Secretary

Tiana Gaulke'-Alternate

John McAuliffe-Alternate

Denise Rasmussen, JC  
Higgins