

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

WVR HOA BOARD MEETING MINUTES

Date: October 17, 2007

Meeting Called to Order: Lain Knowles called the meeting to order at 6:35 p.m.; second by Jay Hambly

In attendance: Lain Knowles - President, Jay Hambly- Vice President, ACC Committee Chairman, Garrett Powers, John McAuliffe – Alternate,

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

Financial Report: Presented by Lain Knowles on behalf of JC Higgins.

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

Bill Langley's emergency well repair was improperly coded in the financial report produced by J. C. Higgins. It was shown as a charge against the community septic system, which we do not have. It will be recoded to reflect against the wells.

There was a charge for filing of a lien and corresponding minor bookkeeping error that was adjusted.

We will be changing banks from Frontier to Viking effective this month. J. C. Higgins recommended this change so that automatic online payments could be set up.

A CD will mature on the 26th of October. The board decided to renew it at the new bank for a year's term. The amount of the CD will be increased to \$10,000. The HOA currently has three Certificates of Deposit timed to mature approximately one each quarter. It is the Board's intention to increase each CD to \$10,000 when they mature and re-invest them. A fourth \$10,000 CD will be purchased in the August timeframe.

Financial report minutes were moved to accept with minor changes by Lain Knowles, seconded by Jay Hambly.

Homeowners/guest issues: Mention of the malfunctioning entry lights was communicated to Lain. Repair work will commence this weekend, weather permitting.

OLD BUSINESS:

- **Architectural Control Committee** Dale Petersen will not be returning, as ACC Chairperson but is willing to participate as a committee member. Garrett Powers has volunteered to serve as ACC Chairperson for the remainder of this year and next year.

Lot 28 reviewed with Garret Powers his future garage location. Ken will produce plans for the ACC review and HOA board approval.

- **Landscaping Committee** No report, however the Board decided to renew the landscaping contract with Epic. Epic will be spoken with by the Landscaping Committee and/or JC Higgins to identify any shortcomings. Contract is posted on the website.

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- **Social Committee** Aside from a few Halloween goody baskets being left at front doors, and a possible Bunko night being planned by Jean Knowles, there was no further report.
- **Rules Committee** No report
- **Maintenance Committee** Entry lighting will be addressed this upcoming weekend by Lain Knowles, Ken Banninck, and Frank Burrows. Some additional wiring and items will be bought and hooked to a separate power source outside of the gate. The existing lights will be rewired on one side of the gate and it is hoped this will correct the breaker-tripping problem. If it does, the same changes will be made to the other side lighting.

If these changes don't make the entry lighting reliable, then the board will hire a contractor to correct the lighting issues.
- **Finance Committee** Lain Knowles, Bret Olsen and John McAuliffe will meet prior to the November 13th HOA meeting to prepare the 2008 HOA budget
- **Gate issues** Lain Knowles had requested and received quotations from Automated Gate company for maintenance of our existing gate systems and for replacement of the actuators/controller system. The costs were approximately \$600/yr and \$8500 respectively. The Board voted to accept the maintenance proposal for one year to see if the scheduled maintenance would reduce the unscheduled repairs.

Lain will schedule a gate training session (TBD) for homeowners interested in learning how to open the gate when it malfunctions.
- **Well house issues** BluelineWater Company was contracted with to clean and sanitize the tanks in the well house serviced by wells E and H. They performed this service on Oct 3rd. There was a good deal of sediment in both tanks with some algae growth in one of them. Chlorine solution was used to sterilize the tanks after pressure washing and pump out.

BluelineWater recommended cleaning the tanks about every 2 or 3 years. This was the first time they had been cleaned in about 7 or 8 years.

A good deal of sediment got into the distribution lines during the cleaning process and it proved necessary to purge the lines after cleaning the tanks. This was done by Ken Bannick and Lain Knowles in the evening.

BluelineWater will perform the same services on the tanks located in the NE well house on the 13th of November. (And purge the distribution lines afterward) John McAuliffe will notify the affected homeowners by posting a note on their front doors and by placing a flyer on the bulletin board at the mailboxes.

BluelineWater will clean the last tanks in the SE well house at a to be determined date that will be communicated in advance.

John and Bret will flush the remaining systems that were not done by BlueLineWater during cleaning.

John took an action item for the well committee to explore some emergency power generator scenarios for the community wells and is working with PSE to determine cost of running natural gas lines to the well houses for backup generators.
- **Community safety** No report

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issues

- **CCR violation letters** Phone calls were made to lot owners 20, 22, 38 and 41 and all issues were remedied.

- **Newsletter** No report.

- **Community welcome letter** No report

- **Web domain** Don't forget to utilize our website for community information.

If you have vendors who have provided good service (window cleaning, etc) or you know of a good restaurant, send email to Lain Knowles so that he may include them on the website.

<http://www.wildviewridge.org>

- **Survey Results** The only outstanding issue from the 2006 Homeowner's survey is the lighting at the entrance. See the entry under Maintenance Committee; action should occur this upcoming weekend.

NEW BUSINESS:

- **Financial** No bills were presented this time. Bills in November will include well and gate maintenance fees.

- **Nominating Committee** Lain Knowles shared a flyer asking for nominations for next year's HOA officers and Committee chairs. He will post on the bulletin board at the mailboxes.

- **Annual HOA Meeting** Will be held at WRHS in the Library on January 10th from 7:00 p.m. until 9:00 p.m.. An updated plat map with homeowner information will be available.

- **Next HOA Meeting** The next Board meeting will be at Lain's house on the 13th of November at 6:30 p.m..

Meeting adjourned:

Lain Knowles moved to adjourn seconded by Jay Hambly at 8:20 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