

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

**WVR HOA BOARD MEETING MINUTES**

**Date:** November 13, 2007

**Meeting Called to Order:** Lain Knowles called the meeting to order at 6:405 p.m.

**In attendance:** Lain Knowles - President, Jay Hambly- Vice President, Tiana Gaulke – Alternate, John McAuliffe – Alternate, Denise Rasmussen – JC Higgins

**Minutes of previous meeting:** Approved by Jay Hambly second by Tiana Gaulke

**Financial Report:** Presented by Denise for JC Higgins.

2 out of 42 Homeowners are delinquent in payment of the second half HOA dues that were due in July. The normal 3 letter collection process is being followed. The third and final collection letter has been sent and a lien will be placed on the property if not paid by November 30, 2007.

The maturing Certificate of Deposit was renewed with an additional amount from reserves to bring it to \$10,000. It is the Boards intention to have four CD's maturing at various times over the year (one each quarter). The base amount of each CD will be \$10,000 plus accrued interest when renewed.

As of October 30, 2007, the Association has \$21,030 in savings and \$9,046 in unallocated reserves. Total value of CD's is \$24,247.

Lain Knowles moved to accept financial statements as presented; second by Jay Hambly. Passed.

**Homeowners/guest issues:** There were no Homeowners or guest issues brought to the meeting.

**OLD BUSINESS:**

- **Architectural Control Committee** No report.
- **Landscaping Committee** Concerns expressed by the Landscaping Committee about the front area landscaping were brought to the attention of Epic Landscaping. Epic said that anyone with any concerns should let them know and can also come talk to them on Saturdays, when they are at the front working. The contract was renewed with Epic for 2008. The Board will ask the Landscaping Committee to bring any concerns to the attention of Epic so they can be addressed as soon as possible.  
  
A contract amendment is being signed by Epic – Denise will follow up to get it signed. The Landscaping Committee will be asked to decorate the gate area for the holidays.
- **Social Committee** There is a candle party at the Gaulke's during November. The Social Committee will investigate neighborhood interest in Christmas caroling.
- **Rules Committee** No report
- **Maintenance Committee** The entry lights were worked on by the Maintenance Committee. We are waiting to

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see if they are fixed before moving to the next step.

It was suggested that the Committee put together an updated "Who do you call" list for posting at the mailboxes. Lain pointed out that there is a list on the website, as well.

- **Finance Committee**      The Finance Committee met and developed the proposed 2008 budget. A copy of the budget will be sent to homeowners with the Annual Meeting materials. It will be voted on and passed at the meeting.
  
- **Gate issues**              The Board voted to accept the maintenance proposal by AE Gates Company for one year to see if the scheduled maintenance would reduce the repairs on the gate. A contract was signed for 2008 and AE Gates Company will come out twice per year to perform preventative maintenance on the gates. They will also be the primary provider for emergency service. HC Higgins was instructed to use them for all emergency repairs.
  
- **Well house issues**        BlueLine Water performed services on the tanks located in the C-D and B-I well houses during the first part of November. They also flushed the main lines afterward. John McAuliffe will follow up with BlueLine to get a report on their recommendations.  
  
The Wells Committee will flush the remaining systems that were not done by BlueLine Water during December.  
  
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.  
  
The Wells Committee should check to see that the heaters are on in the well houses now that the cold weather is coming.
  
- **Community safety issues**      Homeowners are reminded to obey speed limits in the neighborhood. We have received several complaints about cars speeding in the neighborhood – please remember it is dark earlier and kids are hard to see.  
  
**PLEASE SLOW DOWN**
  
- **CCR violation letters**        There was follow up on one dog complaint and it was handled using the infraction procedure. The next neighborhood drive through will be in January..
  
- **Web domain**                  Our website is <http://www.wildviewridge.org>  
  
New financial statements are on the website. Also, a section for recommendations (reliable vendors, good restaurants, good ideas, etc.) has been included on the site. If you have any recommendations, please send them to [webmaster@wildviewridge.org](mailto:webmaster@wildviewridge.org)  
  
For some recommendations: <http://www.wildviewridge.org/qi-recommendations.htm>

## NEW BUSINESS:

- **Financial**                      Bills for the website for 2007 (approx \$70) and minor repair items (approx \$15) were presented and approved for payment.

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- **Feedback from JC Higgins Survey** JC Higgins performed a customer satisfaction survey during September. As a result, they are going to write up the results of drive-arounds and follow up more closely.
- **Nominating Committee** The Nominating Committee is trying to determine interest in filling Board positions. In the upcoming year there will be one position open (Secretary) and any interested Homeowners should contact Tiana Gaulke.  
A flyer has been posted at the mailboxes and on the website with more information.
- **Annual HOA Meeting** The Homeowner's Annual Meeting will be held on January 10th at White River High School. All Homeowners are encouraged to attend and hear about the past year and vote on the 2008 budget. There will also be an election for the 2008 Board of Directors.  
There will be door prizes at this year's Annual Meeting. A drawing will be held for a Restaurant certificate (\$50) and a Home Depot Gift card (\$25). All homeowners are eligible to win and winners must be present to win.
- **Next HOA Meeting** There will be no December Board meeting. The next meeting will be January 10th at White River High School at 7:00 p.m.. This will be the Association's Annual meeting.

### Meeting adjourned:

Lain Knowles moved to adjourn seconded by Jay Hambly at 8:30 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