

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

**Annual Wildview Ridge Board and Homeowners Meeting
Minutes 2007-2008**

Date: January 10 2008 Annual home owners meeting White River High School Theatre room

Meeting Called to Order: Lain Knowles 7:20

In attendance: Kaylee and Scott McDonald, Ian Bond, Marilyn and Bruce Amer, Jim Bartlett, Susan Hemmen, Terry and Sharon Sax, Dale and Donna Newell, Craig and Rhonda Sparks, Patrick and Nanette Padero, Lain and Jean Knowles, Tiana Gaulke, Lain Knowles, Jay Hambly, Lisa Schultz, Denise Rasmussen. Property Manager President, Jay Hambly Vice President, Lisa Schultz Secretary, Tiana Gaulke Alternate, John McAuliffe Alternate, Denise Rasmussen –Property Manager.

Introduction of Board and Property Management

42 owners and 18 present with one proxy

Must have 10%

Property Management

Denise presented the budget and fiscal accounts. Please see attached.

Denise also shared the duties and tasks the management company performed for us. They collected all dues, liened one home and worked on CC&R violations and enforcement. This included a drive through once per- quarter and sending out violation notices based on recommendations from the board. They also produced reports and followed through with board recommendations. JC handled complaints that were passed to the board in which action was taken. Landscaped issues and landscaping contracts were reviewed and renewed with EPIC. Well testing and flushing was put onto a quarterly schedule and a company was hired after sporadic maintenance. In the future we may see online payments. JC Higgins will notify us of the new change when and if it happens. JC Higgins will take in the near future debit and credit card however there will be a 3% charge for those transactions. Payment through the JC Higgins website will also be an option in the future.

2008 bills were sent out but they were sent out in error. New billing for 2008 will be sent out after the meeting. If you have already paid you will receive a remaining balance if any.

Call For Committee Members

This is a plea for help. We run our neighborhood. We need your help.

Crucial committees are the well, maintenance, social, architectural control, and finance. You can put in a lot of time or very little it's up to you but these committee are vital the neighborhood. For more information on these committees please contact your board members. Other committees you can choose are nominating, CC&R compliance and landscaping.

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Minutes of previous meeting: Approved by N/A second by N/A

Financial Report: The Finance committee did a great job. They reviewed expenses and budgeted for the coming year. In the coming years budget they have added a budget for the social committee. The past 2007 budget came in very close to budget in fact it has come in under budget. The Finance committee's goal is to get to \$50,000.00 in cash reserves for any emergency situations and or the maintenance of our major assets such as the wells, gate and or road...

Homeowners/guest issues: See new business

OLD BUSINESS: WHAT HAVE WE BEEN DOING THIS YEAR?

- **Architectural Control Committee** Dale was our ACC chairperson for many years and resigned and Garret is the replacement. Thanks to Aaron for his help this year as well. Garret Lot 14 indicated that 2 houses submitted requests for painting and they were approved
- **Landscaping Committee** Jim Bartlett would love to have help. Thanks Tiana, Rhonda, Missy Walker and Kim for putting up the Christmas decorations at the entry to our development and to the bus stop crew for helping with the take down
Other tasks the committee would like help with:
Entrance planning
Holiday Decorations
Working on the landscaping contract for 2009 Installing new Plants for front * get committee members
Ideas for new plants for front.
- **Social Committee** Tiana shared all the activities that took place this past year they included the Easter Egg Hunt, the Chili Cook off, the annual Garage Sale for the neighborhood in which we created more permanent signs thanks to Susan Henning, and Christmas Caroling that didn't happen due to bad weather. .In addition movie night under the stars this summer took place and went very well. Ladies night also went well as they tried new restaurants. These nights will be held monthly this coming year with February looking like a Bunko night.
- **Rules Committee** The rules committee reviews any parts of the CC&R and their job is to build clarity, procedures or create new rules when the Homeowners feel a new issue is not addressed. They worked very hard on creating and implementing the procedures for violations... They were published in August and have been implemented...
- **Maintenance Committee** Lain and the committee: replaced the stop sign due to graffiti; moved rocks to the front to keep cars from parking or turning into the grass; put together a gate maintenance contract with AE gate co; received quotes for street sweeping which will be scheduled for spring and trouble-shooted the lights in the entrance area. A goal for this coming year will be to continue work on the lights at the front. **The committee could use a homeowner who may have some experience with electrical work as the bid for having a company do the work came in at over \$9,000.**

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- **Finance Committee**

Review of finances showed several wells broke down and the gate was repaired several times which resulted in expenses being high.

The committee's goals for building a budget were:

 - Build a reserve account of \$50,000.00
 - Keep assessments to a minimum
 - Keep dues as low as possible

For 2007 budget results see attached

- **Gate issues**

The gate is currently broken. We have put a gate maintenance company on contract. Previously we had a security company working on our repairs. The gate company has informed us that the gate mechanisms that we have are underrated for the size of the gate. To replace the mechanisms the cost would be approximately \$8500.00. This would also include sandblasting, power coating the gate so it looks new and upgrade the mechanics to work better. There are training times throughout the year to learn how to open the gates when they go down. Check out the website for those times or call Board members. Please remember when you are having a party or event let the board know so they can have the gates open for your guests.

- **Mail boxes**

No report

- **Well house issues**

Major damage to well house on lot 28

Performed tank cleaning on wells needing this service

Repaired well house on lot 40

Quarterly well flushing by Blue Line Water company is being considered.

Blue Line Waters cleaned out the holding tanks by power spraying and disinfecting the tanks. It was a significant change in the tanks and this procedure is recommended every 3-5 years.

We investigated a service contract but haven't finalized on one yet If we don't have enough people to sign up for flushing the wells we will need to hire someone to do this task... The task takes about 15 minutes per quarter and we will train anyone interested. The ideal situation is to train one person for each well house so you know how to run the wells. There are 7 wells in the neighborhood. We estimate that the volunteer hours will save us \$400+ per quarter by doing it ourselves.

Generators at the well house will be an individual well house decision. The home owner's board investigated it and some homeowners wanted it and some did not. The decision is with your well partners. If you need information on who shares your well please contact the board.

- **Community safety issues**

None reported

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- **Newsletter**

The welcome newsletter goes out to new owners. Then we refer the updates to our website.

www.wildviewridge.org

- **Community welcome letter**

None sent out this month. 3 were sent out this year.

- **Web domain**
 - We have a website www.wildviewridge.org
 - Up and running since 2006
 - As of Jan 1 2006 we have had 1156 hits
 - All reference materials and calendar are there.
 - Cost is \$65.00 per year.
 - Advertising, vendors, service providers are found at this website

We would love some creative help in maintaining or refining our website. If you are interested please contact Lain Knowles. .

- **Survey Results**

3 years ago the Board of Directors sent out a survey. This has been the work plan for the Board. The important items were consistent procedures for violations, better communication with the board and the homeowners. We have strived for this and will continue to use this as the building block for the coming year.

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NEW BUSINESS.

- **Elections**

The outgoing officer Lain Knowles and alternate John McAuliffe were thanked for their support and work through the year. New officers were elected. The term normally runs 3 years, with each position moving to the next i.e. secretary to Vice President, Vice President to President. .\Eric Hemmen was voted to become Secretary. Pat Padero has agreed to become an alternate. Tiana has agreed to be the second alternate.

- **Video Cameras at gate**

This will be brought to the Board at their next meeting

- **Loose dogs**

There are homeowners who allow their dogs to roam the neighborhood. Not only do they leave their mark on others yard, they also can be intimidating when other neighbors are walking with their dogs. Please make sure your dogs remain on your property and are not a danger to others. This issue is a CC&R violation and will be enforced.

- **E Mail vs. Mail**

Can we be a bit greener and use e mail for sharing minutes of our meetings? Not only will this save paper it will save the Homeowners approximately \$200+ per-year. This will be brought up to the Board at their next meeting.

- **Restain the fence**

Will be brought to the Board at their next meeting.

- **Trash cans**

The answer my friend is blowing in the wind. When that happens trash cans blow down the street please help your neighbor by putting back their cans... **A great suggestion is to also make sure you write your address and lot number on your lids and cans so people can return them.**

- **Lower lots**

Please remember to find your lost balls, your lost items and take them home. The lower lots in the neighborhood appreciate it since they all end up in their yard.

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- **A few words from the
New President**

Jay Hambly, our 2008 President of Wildview Ridge spoke briefly about how we as homeowners take pride and ownership in neighborhood and it is the board's job to maintain the integrity and value of the community.

Jay and his family have witnessed and experienced first hand the caring of this community. He has seen neighborhood come together when one is having a difficult time. His goal is to see the neighborhood continue to help one another get to know each other better and to enjoy their community even more...

His main concern is the water, roads and value of the homes in the community. We need to protect, maintain and become more involved. If we loose our wells it will be costly, if we don't maintain the roads they can also be expensive to repair. We don't want to live in a crisis management neighborhood so we must all become involved. Take time to help each other, volunteer for a committee that interest you or that you want to see changes made. There is a core group that continues to be there and they need help. It may only be an hour a year or it can be more. It is up to you.

Jay thanked Lain for his invaluable time and service. Lain is a modest man. He did so much behind the scenes. Our financial situation and budget is so well run because of him. He took every line of the financials, every month and reviewed it to make sure it was correct. He challenges every contract to see if we could get a little more for a little less. He never complained and he was always there. A large THANK YOU to Lain for his leadership and role as President.

Door Prizes

Door prizes were won by Garret Powers and Dale Petersen Nice job! Enjoy.

Meeting adjourned:

By Lain at 8:58 pm

Second by Jay Hambly

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Board contacts;

2007 Board

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

2008 Board Contacts

Jay Hambly-President
Lisa Schultz-Vice President
Eric Hemmen
Tiana Gaulke-Alternate
Pat Padero-Alternate