

Wildview Ridge Homeowners Association

Board of Directors Meeting

- Date: April 14, 2008
- Meeting called to Order: Jay Hambly 6:40 pm
- In Attendance: Jay Hambly - President, Lisa Schultz - Vice - President, Eric Hemmen - Secretary, Tiana Gaulke - Alternate, Lain Knowles, Lorne Martin – JC Higgins, Pam Burrow, Dale Newell, Garrett Powers, Anthony Setterfield.
- Minutes of Annual meeting: Approved by Lisa Schultz, second by Tiana Gaulke. The motion was passed by all in attendance.
- Introduction of Lorne Martin: Lorne Martin is our new representative with JC Higgins.
- Financial Report: Presented by Lorne Martin and Lain Knowles
- As of March 31, 2008, we currently have \$500 cash on hand, \$25,220 in savings, and \$11,371 in unallocated reserves. Our current CD value is \$27,616.
- There is currently only one homeowner that is not current on their homeowner dues. A reminder letter was sent by JC Higgins.
- We currently have 3 CD's.
- 1st CD is due May 2008. It is currently with Frontier Bank. It is currently worth \$7,122. A motion was presented by Tiana Gaulke to bump that CD up to \$10,000 in May and to switch it to Viking Bank. It was seconded by Eric Hemmen. The motion was passed by all in attendance.
 - 2nd CD is due September 2008 and it is with Viking Bank.
 - 3rd CD is due December 2008 and it is with Viking Bank.
- A motion was presented by Lisa Schultz to buy another \$10,000 CD with Viking Bank in July or August. This would be a 7 month CD which will come due in Feb 2009. We would then buy a year CD so we would have one CD coming due each quarter. It was seconded by Garrett Powers. The motion was passed by all in attendance.
- Homeowners/Guest Issues: None

Old Business:

Architectural Control Committee:

Lot 24 submitted a request to remove a tree. That request was approved and the tree has been removed.

Lot 26 submitted a request to remove some trees. That request was approved and the trees have been removed.

Lot 30 submitted a request to build a fence. That request was approved and the fence has been built.

Landscaping Committee:

Pat Padero was unable to attend the meeting but he did send the following email in regards to what will be planted at the front entrance. "PURPLE SALVIA (Perennial) in the Center and Sides, GERANIUM (Different Shades of Purple, Pink) in front of the Salvia, Center and Sides, BUSH LOBILA (White & Purple) in front of the Geranium, and PETUNIAS (White, Pink, Purple) that will be "ground cover" in open spots. We would like to schedule this in the next couple of weeks, maybe May 3???"

Social Committee:

The Egg hunt was a complete success. It was held at the Warren's house and a good time was had by all. We received a couple donations for this years egg hunt. The owner of the Party Plus Store donated party supplies and Karen Walenceus donated some candy and bubbles. Lorne Martin will be writing up a letter to each to thank them for their donations.

There was a women's social BUNCO night that was recently held and was extremely fun. So fun, another is planned for May 5th. That's right a Cinco De Mayo BUNCO night.

There is a men's bowling night scheduled for April 19, at Daffodil Bowl.

The garage sale is scheduled for June 14.

CCR compliance committee:

Dale Newell and Lorne Martin conducted a drive through on March 24, 2008. There were six minor compliance issues that were found. Tiana will be working with Lorne to make sure all the compliance issues are cleared up in the near future.

Dogs. There are still a few complaints from homeowners in regards to way ward dogs. One homeowner will be receiving their second fine letter in regards to their loose dog. Lorne Martin will be checking into the Pierce County Animal laws to determine if there is an ordinance against having dogs roaming loose. Remember, leaving your dog to roam around the neighborhood only leads to clashes with your neighbors because of the unsightly piles of waste in your neighbor's yards. Lets respect our neighbors enough to not let that happen and keep our dogs leashed or in our fenced yards. Thanks.

Maintenance Committee:

The gate is currently broken. It will be fixed in the next week.

There is an electrical short in the front entrance. It will be looked into on the cost for repair.

Finance Committee:

See Financial report.

Well Committee:

All wells except system F were flushed on March 15. A big thank you to Lain Knowles, Pat Padero, Garrett Powers, and Frank Burrows. Another big thank you to Tony Gaulke for his wife volunteering him to flush C and D next time..

On March 24, Blue Line Water chlorinated well systems C and D and then re-flushed the systems.

On March 28, Blue Line Water replaced two failed pressure tanks on well system C.

The committee will be creating a well house log for each system which documents the history and maintenance of each well.

The committee will be contacting Blue Line Water to obtain an estimate of how much it would cost for them to complete the quarterly system flushing.

The door to the well house on Lot 3 has a broken door lock. Tiana Gaulke will be looking into getting it replaced.

New Business

Bills to be processed:

Only bill brought up was to pay Tiana Gaulke for the cost of the Egg hunt. A motion to reimburse Tiana was presented by Lisa Shultz and was seconded by Eric Hemmen. The motion was passed by all in attendance.

Gate Issues:

The gate needs an upgrade. The current arms that swing the gate are not meant for the use that it is currently getting and are not the highest quality. The current arms break if you push on the gate. Each time the gate is broken it costs around \$500 to get it fixed. To have a gate that is always in working order, an upgrade to the system is needed. To upgrade the system, Lain Knowles will be looking into obtaining bids to replace the arms to a more heavy duty type, to repaint the gates since they are starting to show some rust, and to install a magnetic latch to keep the gates closed.

Association Insurance (QBE)

Our policy is up for renewal. The premium has dropped from \$1735 a year to \$1696 a year with no change in our coverage. Garrett Powers motioned for us to pay the premium which was seconded by Tiana Gaulke. The motion was passed by all in attendance.

Bonney Lake Estates Proposal:

The association recently received a notification letter in regards to our formal complaint in regards to the Bonney Lake Estates development. The letter addressed each of our issues and the development is going forward. We could challenge the development again but at the cost of a \$1300 fee, it was decided to let that pass. The development is now open to public comment, hence the big yellow signs up all over Barkubein and Radke Road. So far only 3 homeowners have written a letter to Pierce County since the development has been open for public comment. Also, only one business,

East Pierce County Fire, has filed a letter. It was decided that Lisa Shultz will draft a letter that explains our concerns for the development. She will send it out to all homeowners to look at. The email will also contain instructions on who and where to send the letter. It is our hope that each homeowner will read this letter, change it to fit your style, and then send it to Piece County to show your disapproval for this development.

Street Sweeping:

Lorne will be contacting companies to obtain a quote for street sweeping. Once a company is found, our streets will be swept.

Dale Newell also brought up the pavement on the corner of 58 St. E. and 233 Ave E looks like it might be buckling. The maintenance committee will look into the problem.

Staining the Fence:

The fence was stained 3 years ago. It was decided to put this issue on hold till we can deal with the gate. The gate is going to be our top priority.

Getting Neighborhood Involvement:

Jay Hambly brought up getting more neighborhood involvement in our planned and unplanned activities. One of the ideas brought up was to set up a list of all the skills each member of the association can perform. (electrical, roofing, landscaping, etc) Another idea was to set up a list of members who, at a moments notice, could help out a neighbor in need. We as an association need to look after each other and develop more of a community in our small neighborhood. If you have any ideas please contact Jay.

Email:

Only board approved correspondence will be sent by email. Only social events sanctioned by the board will be presented to each homeowner by email. Also when items are sent by email, all addresses will be placed in the blind copy line so homeowners will not have their addresses sent to all homeowners.

Next HOA meeting:

June 9, 2008 at 6:30 pm at Lisa Schultz's house

Meeting Adjourned:

On 04/14/08, at 8:50 pm.

Board Contacts:

Jay Hambly, President	891-9739
Lisa Schultz, Vice President	862-9710
Eric Hemmen, Secretary	863-9212
Tiana Gaulke, Alternate	862-1329
Pat Padero, Alternate	862-9560
Lorne Martin, JC Higgins	841-0111 ext.120