

Wildview Ridge Homeowners Association

Board of Directors Meeting

Date: June 9, 2008

Meeting called to Order: Jay Hambly 6:37 pm

In Attendance: Jay Hambly - President, Lisa Schultz - Vice - President,
Eric Hemmen - Secretary, Pat Padero – Alternate, Lain Knowles,
Pam Burrow, Anna Barouh, Lorne Martin – JC Higgins,

Minutes of April 14 meeting: Approved by Lisa Schultz, second by Pat Padero. The motion was passed by all in attendance.

Financial Report: Presented by Lorne Martin

As of May 31, 2008, we currently have \$59,619.48 in our accounts. Our current CD value is \$30,494.

All homeowners are current on their homeowner dues. A reminder to all that the second half dues will be due July 1, 2008. JC Higgins has sent a statement to each homeowner that still have their second half dues to pay.

Lain Knowles brought up that currently our financial statement does not show any interest in our unallocated savings account. The interest does show up in our savings account. Lorne will make sure the savings from our unallocated savings account is shown in the correct account.

Homeowners/Guest Issues: Anna Barouh spoke about the Bonney Lake Estates development hearing, which she had attended. The proposal from the Bonney Lake Estates group was approved by the County. There is no current start time to them starting their development. Anna stated she had brought up at the hearing about the elk habitat and the improvements to the streets. She was told the development company will put up signs showing the elk migration route, they will inform the new homeowners of the elk area, and that no fences can be put up in the elk habitat unless the fence is approved by the Fish and Wildlife department. In regards to the street improvements: the improvements will be made in sequence with the development. In Phase 1, the developers need to start the street improvements to Barkibuen Road once they have built 70 homes. In Phase 2, the street improvements will be made to Radke Road. Anna also found out the development company has 5 years to file their final plat map with the County.

Anna has agreed to look into what we would need to do and how much it would cost to get hooked up to sewer and Bonney Lake water once the

development is completed. This is not to say the development will, we just want the basics so we can be informed at a later date.

Old Business:

Architectural Control

No report

Landscaping Committee:

Report by Pat Padero.

Pat stated the center section of the front entryway has been completed. He asked for \$200 more to finish planting the sides of the entry way. He would like to buy 3 more azaleas and other flowers to finish it up. Lisa brought up the motion and Eric seconded the motion. All in attendance agreed with the motion. Pat also brought up possibly having the landscape company bark the front area for us. It was discussed not to have the landscaping company provide the bark but to piggy back on a homeowner who is having bark delivered. A motion was brought up by Lisa to increase the \$200 already approved by another \$100. This would be \$300 for the landscaping to be finished. Pat seconded the motion. All in attendance agreed with the motion. This now allows for \$500 of the budget to be used for the landscaping of the front entry way.

Social Committee:

Report by Jay since Tiana was not in attendance.

The garage sale has been moved from June 14, 2008 to June 21, 2008.

The Cinco De Mayo Bunco night was a complete success.

Another Bunco night, an outdoor movie night, a men's go Kart racing day, and the Chili feed are all in the works. Stay tuned for the dates and times.

CCR compliance committee:

Report by Lorne Martin.

Dale Newell and Lorne Martin conducted a drive through. There were four minor compliance issues that were found. In all four cases, weeds were the major factor. Remember to make sure the front areas of you residence are clear of weeds.

Maintenance Committee:

Report by Lain Knowles

The lights at the front gate are shorting out. Lain will be working with the brother of another homeowner to see if we can find out what the problem is.

The street sweeper came through and cleaned the streets. The cost for each time they come out is \$466. It was decided the streets didn't really look any cleaner then when they started. It was originally planned for the sweeper to come back out in the fall. The board will look at the this issue in November and it will be decided then whether we will call them back out for the fall cleaning.

Finance Committee:

No report

Well Committee:

Report by Pam Burrow.

The wells will be flushed during the weekend of June 14/15.

On May 16, 2008 a quote was received from Blue Line Water Company. The quote was for \$500 each quarter to flush the wells, inspect each well, and to report their findings. The quote also stated that anything over a full day's work (which is the \$500 quote) will be charged at \$95 an hour.

On May 28, 2008, Pam sent a letter back requesting a more in-depth quote on what exactly they would do when they come out. She has not received a response to this letter.

It was decided for Pam to get a new quote from Blue Line Water to conduct semi-annual inspections and a more in-depth list of what they will perform.

The well committee will continue to perform the flushing of the wells.

It was also decided to buy 9 disconnects and caps for our wells. This will allow the well committee to have easy access to the flushing system. The disconnects and caps are \$40 a piece. A fire hose is also needed for the disconnects to work. One hose will be purchased and Pat will attempt to acquire another hose. He will check with our firefighter homeowners to see if their departments have any old hoses they are going to throw away.

New Business

Bills to be processed:

Only bill brought up was to pay Pat Padero for the cost of the landscaping. (\$200) A motion to reimburse Pat was presented by Lisa Shultz and was seconded by Eric Hemmen. The motion was passed by all in attendance.

Gate Issues:

Lain was able to contact three different companies to get a bid for a new gate. He received bids from AE Gates (\$8,992 plus tax), Sutherland Security (\$11,750 plus tax), and Guardian Gates (\$14,552 plus tax). AE Gates had cheaper equipment than the other two companies. Sutherland and Guardian had about the same type of equipment. Guardian was the only company that actually came out and looked out our current system. Lain believed they have the most expertise and experience of the three companies. A motion was presented by Eric to have Guardian Gates install the new gate. Lisa seconded the motion. The motion was passed by all in attendance. The money will come out of our unallocated fund and some from savings. A reminder to all that \$100 from each homeowner's dues goes into our unallocated savings fund for projects like this.

A motion was presented by Lisa to send a letter to AE Gates to cancel our current service contract with them. Pat seconded the motion. The motion was passed by all in attendance.

Website:

If anyone in the association has any photographs that they would like on the website or any ideas on how to improve our website, please contact Lain Knowles.

An email was received on our website by Manners Unleashed. This is a dog training services. It was decided to put this company in our referral section of the website.

Next HOA meeting: September 15 at 6:30 pm at Lisa Schultz's house

Meeting Adjourned: On 06/09/08, at 8:24 pm.

Board Contacts:

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Lisa Schultz, Vice President	862-9710
Eric Hemmen, Secretary	863-9212
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