



**Wildview Ridge Homeowners Association  
Board of Directors Meeting  
November 17, 2008-**

**Meeting was called to order by Jay Hambly at: 6:38 pm**

**Attendance**

Jay Hambly    Stacy Stanger-JC Higgins    Lisa Schultz  
Tiana Gaulke    Pat Padero    Lain Knowles  
Garrett Powers Dale Peterson

**Approval of Minutes was motioned by Jay and seconded by Lisa Schultz**

**Financial Report**

- Presented by Stacy Stanger of JC Higgins
- Total Cash on hand \$52,440.93
- 2 cd were up for renewal. A motion was made by Lain to roll the CD's over into one 7 month CD and one 12 month CD. This will give us a CD available quarterly for emergencies in the future. Pat seconded the motion and it was passed by the board.
- Lain challenged how the home owner's dues were being accounted. The budget has not changed yet to reflect the accurate amount for the year. The YTD is larger than the budgeted amount. It was suggested that any fines be put into a separate category since it can get confusing.  
Lain also would like a review done on how the interest in the CD's are calculated if they are compounded or rolled into the CD at time of renewal.
- Stacy wanted to make note of the increase in electricity usage for the well houses in August. The board asked her to compare last year's bill to see if this is a trend or a one time occurrence.
- It was suggested that the gate replacement expense come out of the unallocated vs. the general fund.
- Lain verified that JC Higgins fees were not going to change in 2009. Stacy verified that the fees would remain the same. He also requested Stacy to determine what our insurance rates will be for next year.
- Lain requested a new tax statement to prepare the 2009 budget from JC Higgins.

## **Home Owners and Guest Issues**

None were brought up.

## **Committee Reports**

Architectural Control committee lead by Garrett as chair was present and reviewed 2<sup>nd</sup> and 3<sup>rd</sup> quarter ACC requests. The following were approved by the ACC committee.

- Lot 29 exterior paint
- Lot 36 Sport court installed
- Lot 24, Lot 26 tree removal
- Lot 10 home remodel on the rear of home.

## **Landscaping Committee;**

Pat presented existing items left to be done and ones completed at the front entrance. A small amount of bark is to be installed around the gate. He indicated that he would take care of this issue soon.

The holiday lights were to be installed first week in December. By the time you read this you have enjoyed them for a couple of weeks. THANKS BUS Parents



## **Social Committee**

Tiana presented the social events. The men just finished a day at the speedway and will be looking forward to another event either Texas Hold-em night or a hockey game after the first of the year. . The neighborhood really enjoyed this summer's movie nights. In lieu of a chili cook off a dessert event took place in September. Small attendance occurred but lots of fun. Lot 41 had a lavender cutting event and invited the neighborhood. Thanks for offering us some great lavender. Tiana said upcoming events consisted of caroling in the neighborhood and a cookie exchange. More information to follow.

## **CCR Compliance Committee**

Dale was present to discuss the drive through. He commended Stacy on her thoroughness and great questions. Several homes had various violations but the majority consisted of landscaping issues. Stacy will follow up with homeowners who had existing issues and continuing issues. New issues were to be followed up by Stacy with volunteers from the board verifying compliance.

## **Maintenance Committee**

- Lain reported that the gate has been 100% functional since the replacement. The current contract with existing gate maintenance will be terminated since the new gate has a warranty.
- There are still some lights that need to be repaired. Lain suggested that the electrician review it. He will work with Frank Burrows and the electrician to complete the replacement process.

- There is a faucet at the front gate that needs to be repaired. The maintenance committee will look into repairing the faucet.
- The W. at the front of the entrance was damaged. Stacy from JC Higgins will check with several vendors for cost of repair.

### **Finance Committee.**

Lain requested all projected committee budget requests be submitted to him as soon as possible so the committee can create the 2009 budget which will be presented at the Annual Home Owner's meeting in January 2009.

### **Well Committee**

The Blue Line contract was reviewed. For \$1,000.00 per year, Blue Line Water Company will come out to the well houses twice a year and spend a total of 16 hours checking electrical, pumps, general maintenance. They will repair minor items found during these check ups. It will still be the responsibility of the homeowners to maintain the cleanliness of the interior and exterior of their respective well houses, as well as flushing the systems as scheduled.

Lain made a motion to accept the contract of Blue line, it was second by Pat.

## **NEW BUSINESS**

### **Bills to be processed.**

- Pam Burrows \$298.23 for Landscaping, well and landscaping documents. Tiana approved Lisa second
- Ron's lawn service \$544.50 to replace and reseed area around well house. Tiana approved Lisa Second.
- Lain Knowles \$188.10 maintenance on gate, keys, stop sign  
Pat approved Tiana second

### **Duty List**

- CD's were to be renewed by Stacy.
- Street sweeping was discussed and will be pushed to a later date in 2009 if needed. The feeling by the board was that the previous sweep was ineffective and the current situation will be resolved by the weather blowing the leaves away.
- **Annual meeting will be January 15<sup>th</sup>. PLEASE MARK YOUR CALENDARS and plan to attend. It is also the 10<sup>th</sup> anniversary year of our neighborhood. Jay will be creating a special presentation. If you have any pictures of the development before it was completed please let Jay know. The location will be announced later.** Conference rooms and meeting rooms at local food establishments were mentioned. It was recommended that a conference room at a library or a fire station may be a better location. Lisa was assigned to find the location. Tiana will have a birthday cake and coffee for all who attend. It was also mentioned that door prizes were fun. It was agreed that door prizes would again be offered at the meeting.

- **It was stressed again for accounting purposes that the 2009 bills for the annual homeowner's dues would be sent out in January not in December as in the past.**
- Pat Padero has agreed to be considered for HOA secretary for 2009. What a guy.
- A lien on a homeowner's house due to non-compliance of CCR's was discussed. There has been an ongoing problem with repeated violations of a CCR rule. The process has been followed and taking the next step in the violation process was discussed. Lisa motioned that a lien on the property should be placed. Pat 2<sup>nd</sup>. The language and lien will be completed recorded and processed by JC Higgins.
- Records Storage. There are several boxes of items that need to pass onto committee chairs to make their jobs easier. It was suggested boxes be purchased and organized for ease of use by the committee chairs.
- CCR and renters. It was requested that the board review the CCR's to make sure renters are not barred in Wildview Ridge. After review by several members there is no language that prohibits renting homes at Wildview but it was stressed that they must abide by the Homeowners CCR's and the owner of the property is held responsible for their tenants conduct.

### **General Comments**

Lisa brought up the prospect that in the future, solar panels may be brought up as a possible request. These home modifications would come under the ACC committee and all requests will be handled through that process.

The board would like to welcome our new homeowners in Lot 22. Welcome, we are glad that you chose to live in our community.

**Meeting was adjourned at 9:20 motion was made by Lisa second by Tiana**

**From all of us on the Board we wish you the happiest of holidays. We hope you will enjoy your homes and your families this holiday season. It is a pleasure to live in this neighborhood.**

