

Wildview Ridge Homeowners Association

Annual Meeting

Date: January 15, 2009

Meeting called to Order: Jay Hambly 7:16 pm

In Attendance: Jay Hambly - President, Lisa Schultz – Vice President, Eric Hemmen – Secretary, Pat Padero – Alternate, Tiana Gaulke - Alternate
Stacey Stanger – JC Higgins.
Homeowners: Frank and Pam Burrow, Dale Newell, James Warren, Rhonda Sparks, Garrett and Carol Powers, Bruce Amer, Scott and Kaylee McDonald, Ken and Kim Bannink, Janee Theleman, Lain Knowles, Brett Olsen, John McAuliffe, and Brian and Jeanine Nielsen.

18 Homeowners were present for the meeting. This meets the quota requirements according to our bylaws.

Introductions of Board Members and Stacy Stanger from JC Higgins

Also introduced were Brian and Jeanine Nielsen who recently moved into lot 22, Jeff and Amy Wright's old house.

Financial Report: Presented by Stacy Stanger

As of Dec 31, 2008, we currently have \$49,869 in our accounts.

Committee Reports

Architectural Control

The following projects were approved in 2008:
Lot 30: Construction of Cedar Fence – Completed
Lot 26: Removal of 2 trees – Completed
Lot 24: Removal of 1 tree – Completed
Lot 36: Construction of sport court – Completed
Lot 29: Exterior house paint – Completed
Lot 10: Room extension off back of house – In Progress

Landscaping Committee:

We currently have the 2009 contract in place with EPIC landscaping. Same contract as 2008.
In 2008, we had new beauty bark and gravel placed at the front entrance and we also had a wonderful assortment of flowers in our front flower beds thanks to the Padero family.

Social Committee:

2008 was a very busy year for the Wildview Ridge community. We had the following social events during the year: Easter Egg hunt, annual yard sale, a couple Bunco nights (women only), a cookie exchange, a couple movie

nights, a dessert party (was going to be a chili cook-off but not enough attendees), and a couple men's only activities (bowling, go carts, golfing)

2009 will be just as busy with many of the same events and more. For the women, February will be the first women's only Bunco party. Watch the front board for the date and time.

CCR compliance committee:

2008 had 17 landscaping violations, 3 animal violations, 5 RV violations, and 5 exterior building violations. 26 had phone calls, 13 got letters, and 1 lien was placed on a house for violations.

Maintenance Committee:

2008 was a busy year. The major project for the year was the gate replacement this summer. It seems to be working well and it has not broken down since it was put in. The front gate was also painted with many cans of black spray paint, the stop sign was replaced after a little vehicle damage, the postal boxes have had their locks replaced, and the committee is still working on fixing the lights at the front gate. They is a short someplace that even an electrician couldn't find. The committee will continue to work on that project into 2009.

Website:

The website has been up and running since 2006. As of January 1, 2009, there have been 1,742 hits on the website. The website costs \$54 a year and the domain name has been renewed for the next five years for \$46.25. The website contains reference materials, the calendar, pictures, and other assorted tidbits. As always if you have any photographs that they would like on the website or any ideas on how to improve our website, please contact Lain Knowles. WWW.WILDVIEWRIDGE.ORG.

Well Committee:

In 2008 the wells were cleaned, each well was flushed each quarter, a semiannual maintenance contract was signed, and each well now has its own files documenting what has and hasn't happened with the well. The semi-annual contract is with Blue Line Water Company. They will come out to each well, clean the well house and then check and make sure all the parts are working. The Well committee will continue to do the quarterly flushes. It should be noted that Pam Burrow put a lot of time into getting our new contract and organizing all the paperwork for each well. We all want to thank her for her outstanding work as the Well committee chair. Thank you.

2008 Highlights of your Board

The board moved to quarterly rather than monthly meetings, reduced operational costs by communicating by email, approved the gate rebuild, approved a maintenance plan for our wells, and began the process of approving the work to be completed on the lighting at the front gate.

NEW BUSINESS

2009 Annual Budget

First of all a review of the plan developed in 2004 for our budgets. At that time, it was determined that we would keep a reserve of \$50,000, we would keep assessments to a minimum, and we would keep dues as low as possible.

In 2008, our budgeted income was \$34,450. As of December 31, 2008, our income was \$34,860.

In 2008, our budgeted expenses was \$23,040. As of December 31, 2008, we spent a total of \$22,211 (not including the \$14,200 which was taken out of our reserve account.)

Currently our reserve account is at \$0, we have 4 CD's of \$10,000 a piece and \$8000 in savings.

2009 budget would be for our dues to stay the same at \$800 per lot, which is the same as 2008. A motion was presented by Dale Newell, Scott McDonald seconded the motion, and the membership passed our 2009 budget.

2009 elections

There was currently one position on the board that was open. Nominations were taken for the position of Secretary. Only one nomination was proposed and Pat Padero is voted in as secretary for 2009. Thanks to Jay Hambly for his outstanding leadership he has provided in the last three years.

Two positions were open for the board's alternate positions. Nominations were taken and Scott McDonald and James Warren were voted in as the alternatives for 2009. Thanks to Tiana Gaulke for all her years as a steady alternate for the board.

Committee membership sign up lists were passed out at the meeting. We are calling for all homeowners in our community to assist with at least one committee in 2009. Most committees do not meet too often and our community is run by its members so please participate. If you still want to participate please contact any of the board members and we will place you on the committee of your choice.

DOOR PRIZES

Like last year, door prizes were handed out for those that attended. This year we had a \$50 gift card to Applebee's, a \$25 Home Depot gift card, a 4 cup coffee maker, and 2 \$5 gift cards to Applebee's. The winners were: Brian and Jeanine Nielsen who won the \$50 gift card; Tiana Gaulke won the \$25 gift card, John McAuliffe won the coffee pot, and Bruce Amer and Garrett Powers won the \$5 gift cards. Congratulations to all.

Homeowners concerns

The following homeowner's concerns were brought up at the annual meeting.

- 1 Speeding drivers. Remember our speed limit, keep it slow, and make sure to tell family and friends of our speed limits.
- 2 Sledding behind ATV's at night. This is very dangerous at the rate of speed and the night time hours this was observed this winter. Remember that if one of your friends or children's friends get hurt, you could be liable as the homeowner for their medical bills.
- 3 Children who vandalize property. We have seen some vandalism in our development over the last year. Books have been burned by lot 14, little green BB's have been found all over the neighborhood, outdoor decorations have been stolen, and one portion of the W was broken off at the front gate. Keep a look out for any suspicious activity. Report this activity to the board or the police. Let's keep our committee safe by looking out for our neighbors.

Meeting Adjourned:

We celebrated the 10 year anniversary of our development by eating a lot of healthy cake. Jay Hambly then showed a quick little video of what our development looked like 10 years ago with no houses. Interesting sight to see no houses and a lot of trees. The meeting adjourned on 01/15/09, at 9:09 pm.

Board Contacts:

Lisa Schultz, President	862-9710
Eric Hemmen, Vice President	863-9212
Pat Padero, Secretary	862-9560
Scott McDonald, Alternate	891-2312
James Warren, Alternate	321-1714
Stacy Stanger, JC Higgins	841-0111