

Wildview Ridge Home Owners Association Board of Directors Meeting
For March 8, 2010

Minutes

Meeting Called to order By Pat Padero at 6:35pm second by Lisa Schultz

Attendance Stacy Stanger JC Higgins, Eric Hemmen, Lisa Schultz, Garrett Powers, and Jessica Bartlett.

Minutes of annual meeting approved by Eric Hemmen and second by Lisa Schultz

Minutes of previous meeting in November 2009 Approved by Lisa Schultz Second Pat Padero

Financial report

Stacy gave the report financial report attached.

9 homeowners have become delinquent in their HOA dues. Dues were to be paid By Feb 28, 2010. Garrett inquired if they can be paid monthly and the answer was yes they can be paid monthly with no additional charges.

Lisa Schultz submitted 3 receipts from the Annual HOA meeting. Board approved the charges.

Home Owners and Guest Issues

One homeowner discussed the current condition of the roads. There seems to be continual water seepage, dips and concaving areas. It was discussed that roads were going to start becoming a topic on the Board. Bids would be taken for repairs, resealing. JC Higgins would lead that.

Another homeowner issue is the Parents at the bus stop. A near accident occurred when there were cars waiting for the bus causing a blind spot to a homeowner turning left.

Other options were discussed. The grass is also getting tire marks from people parking. The Board discussed options

Speeding cars around the North corner to the front entrance was mentioned with the Board noting lien options for continual guests or family members seen exceeding the speed limit.

OLD BUSINESS

ACC (Architectural Control)

One Homeowner requested a screen door to their front door.

It was mentioned that one homeowner has put up a shed without ACC approval and it is visible from the street. The ACC will follow up with the procedures and suggest alternatives to its current site.

JC Higgins will also be sending out CC&R's to the new homeowners so they have a copy.

Landscaping

There is a new contractor and the Board was pleased about the condition of the property. Pat will check with the landscaper they are contracted to plant flowers 3 times each year.

Social

The Big EASTER EGG Hunt is coming and any help would be great. The Easter egg stuffing will be at the Schultzs home March 24 at 7:00 pm.

The egg Hunt will be March 27 at 10:00 am

See flier. Jessica Bartlett volunteered to collect the candy at her home during this time.

Rules

Nothing to report

Maintenance

Bids will be taken for the road repairs.

There are 3 lights out inside the neighborhood JC Higgins will contact PSE to get repairs. Exterior entrance lights were looked at by Lisa Schultz's friend. They were not working again but seemed to be working. They will be monitored. If they continue to be a problem Ed the electrician will send recommendations to the Maintenance committee. The exterior fence that borders 230th were discusses. A bid was given to the board last year. It was decided to obtain 3 more bids and notify the homeowners when the staining would be done. There are several fences in the neighborhood that need restaining and they may want to get on board for a group discount.

The broken part of the fence will be taken care of by the maintenance committee.

A recommendation from the bidding company stated the fence should be replaced and new posts put in. The board unanimously disapproved that idea. The homeowners are asked to walk their fence and if they see any bad posts or panels please notify the board or a member of the maintenance committee. Any homeowner maintenance help would be greatly appreciated.

Finance

Nothing to report

Community Safety

Two issues were brought up.

1. The speeding of cars in the neighborhood. The posted speed limit is 20mph. If someone were to get harmed by a speeding car on our private roads the lawsuit would be with the HOA which is all of us. Lets monitor our friends, family and guests to make sure they are being cautious when on our streets
2. The front entrance was described as a bottle neck of cars. We cannot make it inconvenient for our homeowners. Let's keep it safe for our kids but also remember those who live in the neighborhood. Having the bus stop here is privileges too many complaints to the district will make them move it. There is plenty of room across the street to park or along side 230th. Please keep our entrance clear for other homeowners, and service vehicles.

CCR Violation

Stacy went over the drive through that occurred this past Friday. There were several issues that continued from the November drive thru. The Board unanimously agreed to proceed with the violation process. Please note if you do not correct your conditions noted on the drive-thru liens can be placed on your property for failure to abide by the CC&R's.

Wells

Dale left notes. The wells have had their quarterly flush.

The board voted unanimously to terminate their contract with Blue Line for well maintenance. They will call on an as needed basis and the well committee will review the well houses for any equipment failures.

Most well except for Well G are due for their bacteria tests. All initial tests will be done by a water management company this week. Results will be given to Homeowners if they do not pass. Any tests that do not pass will be retested by the well committee to save money.

When the weather warms up Dale will be creating a well house cleaning date. Each well has a lead person who will be in charge of making sure their well house is clean. More to follow.

Newsletter & Website

Nothing to report. Check out the website for important dates
www.wildviewridge.org

NEW BUSINESS

The front gates have now lost their one year warranty and a service contract was discussed. The board voted not to have a service contract but to schedule a maintenance check once a year from a company in December.

The schedule for HOA board meetings was adjusted due to conflicts
New meetings throughout this year
May 13th
August 26
November 18
Annual in January 2010

Meeting adjourned by Eric Hemmen second Pat Padero

Board Contacts

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