

## Wildview Ridge Home Owners Association

### Board Meeting Minutes

Date: December 6, 2011      Called to Order: 6:40pm      Adjourn: 7:45pm      Recorder: Julie Timm, Secretary

Location: The Padero Home      # of Members Attending: 5      # of Guests: 1

**President – Patrick Padro**

**Vice President – Susan Hemmen**

**Secretary – Julie Timm**

**Financial – Lain Knowles**

Well Chair – Lisa Schultz

Architectural Chair – Garrett Powers

**JCHiggins & Associates – Stacy Stanger**

Past President – Lisa Schultz

\*\* Meet and Greet/Welcome/Introductions of Board

#### 1) Financial Report – Stacy Stanger

- Dues Roll – not much changed – 2 homeowners still outstanding.
- CD renewal-11k- Viking (.45%) – Westside (.55%) Bump to 15k and renew – It's at Viking. Is it worth moving it to Westside when it's a minute difference? Stick with Viking if Westside won't accept.
- Motion to accept Financial Report by Pat Padero.

#### 2) Summative Committee Reports -

- Landscape Committee – *Lot 13* car was moved from driveway, *Lot16* continual weeds – next step? Stacy will drive through in March and we will review them first quarter. *Lot 17* tree has been checked according to them, they have been notified about the growth over and through the fence. Lain will talk to *Lot 26* about their light pillar. *Lot 38* - no response from their letters, lien filed, due for a fine due to painting and garage panel. *Lot 27* lien filed for unpaid dues. Suggested to move forward.
  - Watkins tree- two other bids in process. First bid too expensive.
  - New Business/Old Business – Additional increase of \$25/month proposed by landscape maintenance contractor to cover well flushing, replace faucet, flush irrigation, start-up and shut down of sprinkler system.
  - X-mas lights for front gate? Locate them by contacting Tiana.
- Architectural Committee – Garrett Powers
  - Tree trimming/clearing of lot #39, intent to build in backyard for his RV (44X40), has not been approved for any building at this point.
- Social Committee –
  - Chili cook off-Oktoberfest was successful....winners Dan Schultz and Anthony Setterfield!
  - Bunco nights have started back up for ladies.
- CC&R
- Wells Committee-
  - Quarterly well flushing done last weekend. 2012 flushing schedule will be ready for annual meeting and will be posted at mailbox bulletin board.

- ☑ Maintenance Committee-
  - Paving done in front and lights out front are fixed!
  - Staining of fence is finished and looks good!

- ☑ Website-Lain Knowles- [www.wildviewridge.org](http://www.wildviewridge.org)

**3. New Business –**

- Budget Proposal Revised (accepted by all). Will be ready to present at annual meeting.
- RCW's (6438 pgs. 14-22) are changing January 2012– HOA's have to do a reserve study for common elements.

**Next Meeting**

**Annual Home Owners Meeting – Wednesday, January 11th, 2012**

**7pm – 8pm**

**Location: Firehouse**