

WILDVIEW RIDGE

Homeowners Association Board

Minutes of HOA BOARD Meeting, November 12, 2015

**Attendees: Dan Schultz, President; Kim Allan, Secy;
Lain Knowles, Wells Committee; Dale Peterson, Architectural Committee.**

-meeting begun at 6:35pm, ended 7:30pm

OLD Business

Financial Report discussed, published.

Financial, General: While the balance of the accounts is in normal range, forecasted special expenses in Wells and Street Repairs will cost more than forecasted receipts for 2016. A rise in HOA dues is being discussed in order to avoid having to assess costs to neighbors of needed asphalt repair around the neighborhood next spring/ summer. Bids for further asphalt repair will be requested in early spring, with hopes that lower oil costs will save the neighborhood money for making repairs.

Well Houses:

Lain presented in separate e-mail the need for replacement of several (up to 9) small expansion tanks in the system that are not working correctly, and need replacement. Bids have been submitted, and Lain recommended the lowest bidder who's services have been used by the HOA before. Cost of approx \$10,500 depending on count of tanks needed. Board approved the expenditure. Work likely to begin within 2 weeks. Since tank replacements will require water to be shut off for few hours, Lain offered to post notice at Mail Box when dates and times are known.

Wells flushing

December 5th is the date set for next regular well line flushing.

Volunteers are welcome to help in this task in order to keep the lines clear of silt and minerals. Contact Kim Allan or Lain Knowles.

Well House Doors

HOA VP Bret has requested bids from multiple vendors for repairing/ replacing the Well house doors that are needing repair in order to keep well houses warm enough during cold weather to prevent damage to well equipment. (Frozen lines and pumps can cost \$5000 easily)

NEW BUSINESS:

Dues Receipts

Property Management encouraged to follow normal procedure for the two delinquent accounts, including letters, possible liens and fines. Action: Shannon

Inspection Drive Through

It is time to do another drive-through inspection. Dale Peterson and Shannon to schedule and conduct the inspection. To be included: Inspect reported tree branch overhangs at West exterior fence that is causing stress on fence, likely to cause damage soon.

During drive through, note also the vehicle parking very near the well house on lot 40. Please research documented required distance, and notify property owner if vehicle is too near the well house doors.

Update for Neighbors and Map

The map and names list is out of date, given several moves. Shannon is encouraged to get together with Pam Burrow for a re-issue before end of the year.

House painting

Several property owners have taken the initiative to paint their houses after having the HOA Board review the plan and paint colors. The Board appreciates the requests, and complements the owners on the improved appearance of the newly painted houses.