

## **WILDVIEW RIDGE**

**Homeowners Association Board**

**Minutes of HOA BOARD Meeting, April , 2016**

**Attendees: Dan Schultz, Pres; Bret Olsen VP, Kim Allan, Secy;  
Lain Knowles, Wells Committee; Dale Peterson, Architectural Committee'  
Anthony Setterfield, member**

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**-meeting begun at 7:00pm, ended 8:00pm**

### **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. The rise in HOA dues for 2016 is in order to avoid having to assess costs to neighbors of needed asphalt repair and to pay for recent well repairs. Lain estimated that \$30K would be good budget estimate for 2016 asphalt phase.**

#### **Well Houses:**

**Dan has volunteered to fix the door on Well Lot 8. (Thanks Dan)**

**Lain presented that the well repairs including several small expansion tanks were replaced.**

#### **Wells flushing**

**Well flushing for March is complete. New teams for two out of 5 wells have been named. Action: Kim to recruit other three well teams.**

**Saturday morning, June 11th 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 Houses**

**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)**

**Well house roof cleaning and weed control on lot 40 is needed, and permission from the residents has been secured. Anthony and Kim have volunteered to perform the task.**

### **NEW BUSINESS:**

**Dues Receipts: Higgins is following the same written HOA procedure.**

**Inspection Drive Through: The drive through inspection has been completed by Dale and Shannon. Reports are being sent to residents**

needing to take actions. Actions include trim paint needed, some weeding, and some animal control.

Dates for next HOA meetings: Usually on Tuesday evenings at 7pm

**May 19th, Tuesday**

**September 13th,**

**November 8th**

#### **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. Report from the recent drive through inspection includes some recommendations on updating house trim paint.

An Updated Neighborhood map has been created.

Security gate is working well, after repairs. Thanks Ian.

A back up resident volunteer is needed in case Ian is not available.

#### **Social Committee**

A wine and snack event for the neighborhood is being planned. Ref: Bret