

## **WILDVIEW RIDGE**

### **Homeowner's Association Board**

#### **Minutes of HOA board meeting, Thursday March 2, 2017 at 7pm**

Attendees: Mike Mattila, Pres; Kim Allan, VP; Jennifer Clouser, Secy; Dale Peterson, Chair - Architectural Control Committee

#### Old Business:

None.

#### New Business:

- Discussion surrounding reading/becoming familiar with the CC&Rs. Everyone should be aware of what is and is not in them. Discussion surrounding importance of being consistent with CC&R enforcement, ensuring rules/regulations are clear and reasonable.
- Discussion about meeting protocol.
- Discussion about weather/trees/others and condition of the neighborhood.
- Keith – Worried about a large tree threatening his house, located on a neighbor's property. Asked for board discussion on the topic. Discussion ensued – status of the tree, wildlife in the tree, call an arborist to assess.
  - Action – Property Management Company send a letter to Garrett about the issue.
  - Action – Board should talk to both neighbors to work out agreement between the two to top the tree when the birds are not present.
- Roads – Discussion about status of road improvements. Start/Finish rest of the repairs, depending on cost.
  - Action – Kim will get a new quote to work on the road and board will review.
- Property management attendance – where were they?
  - Action – Email property management to determine why management company wasn't present, as discussed at the annual meeting.
- Existing fines/fees/HOA dues.
  - Action – Make sure lien is off Green property, as discussed previously (after making sure original fine paid).
- Condition of Radke and 230<sup>th</sup> Ave. E. after Puget Power contractor and lack of quality of resurfacing. It is quite bumpy/rough and is a safety hazard.
  - Action – Ask Property Management to contact developer to get them to fix the road.
- Gate status. How is it working? Discussion RE: general maintenance on the equipment.
  - Action – Ask Lain for information on how to get a maintenance agreement (as the one with most historical knowledge of the gate). Opinion – would maintenance plan make it work longer?
- Outside Fence Stain
  - Dale confirms Steve Curran has the correct stain for the fence and has been reimbursed by the HOA. Steve will stain it when weather permits.

Next meeting - Mike's place next time – Thursday May 11, 2017 7pm