

WILDVIEW RIDGE

Homeowner's Association Board

Minutes of HOA board meeting, Thursday May 11, 2017 at 7pm

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

Old Business:

CC&R review – Discussion/reminder - be familiar with what is there.

Meeting protocol – Discussion. How many a year? Agreed – 4 meetings a year.

Tree concern – Discussion with owner of dangerous tree is in Kim's court. Kim will talk to neighbor who is concerned about the tree regarding sending a letter; if yes – then send, if no – drop it. Action – Kim will report back.

HOA dues – Discussion. Six members behind, only recourse is the lien process. Other HOA dues matters handled.

Roads – Keep saving money, get to around 120-150K so we can do the phases without going broke. After it's all done – every 5 years, resurface for \$5-6K – saves a lot of money because it preserves the asphalt. Action item – Quarterly, look and decide.

Gate – OK, computer system needs to be replaced at some point – hard to manage; Shannon will get quotes for new computer system; gate needs to be painted (Kim). Side walkway gate should be fixed – Mike will look and consider getting this fixed.

Exterior community fence repair – Ready to be stained, owner just unable to address now. Fence will be addressed as soon as physically able.

New Business:

Yard sale signs – Discussion. Should we get permanent signs? Should pick a time for our yard sale that coincides with another one in the area. Action – Kim will find out when the White River Estates has theirs and report back.

Drive through – Discussion. Dale will work with Shannon to do this.

Well Flushing – Discussion. Two pipe assemblies had trouble; Well D and F failed, need re-check. Shannon did send them out and will update us. Action – Shannon will report back on Well D and F for further repairs.

Offensive signs – Discussion. Neighbor vs. neighbor, advise that the neighbor speak to the neighbor.

Roofs of well houses – Folks on whose property they reside should tend the physical house (roof/clean up and sweep). Action – HOA will go around (Mike and Kim) to ask folks to clean their wells and clean the roofs on the well houses.

Fences – Discussion. Fences between properties need to be neat and in good repair. Action –

Architectural Report – Anthony’s property - backyard landscaping; 2 trees requested to take down – 1 was approved, other isn’t on his property; 2-part approval of the second tree – delimiting; will be done by the end of the summer.

Preferred vendor list – Discussion. Talk to a few vendors and list them on the website; Flowhawks 15% for 3 people on the same day Wildview Ridge - discount; Gordon’s lock service; paints; Titus Will GM; Action – Jennifer will post when a list is assembled with phrasing “quality home repair work at a reasonable price”.

Street lights – Discussion. Some lights burnt out. Shannon indicates there is a location on PSE’s website to report – report a street light that’s out 7-10 business days and they will fix it. Action – Get link to PSE’s street light out and post information on website.

Fireworks – Discussion. Folks need to exercise common sense and be considerate of neighbors. Fireworks come close to others’ properties. Action – Website posting “on your property and ensure it isn’t encroaching on another property. Action - Notice on the mailbox about being responsible at the fourth. Action – Shannon will send a letter.

Next meeting – August 3, 2017 – 7pm – Clouser Lot 6