

WILDVIEW RIDGE

Homeowner's Association Board

Minutes of HOA board meeting, Tuesday August 7, 2018 at 7pm

Attendees: Jennifer Clouser, Pres; Kim Allan, VP; Jamie Walker, Secy; Dale Peterson, Chair - Architectural Control Committee; Lain Knowles - Maintenance; Rick Sanderson - Streets; Shannon Cole – JCHiggins

Old Business:

Trailers within view (CC&R violation) – Couple lots. Shannon will follow up.

- two out, one in grass
- RV out in driveway

Neighborhood – Weeds in various places.

Street repairs – Discussion on survey and review of suggestions; redefine the alternatives; hard to get a loan for an HOA

- 5 companies for bids and review of the road issues. Bids should plan on a 20 year road.
- Ideas - spend down balance; raise additional funds via special assessment (fastest option)
- Spring will escalate the price, but likely can't raise the funds fast enough to schedule repairs before the weather turns
- Write a letter to sell the proposal (board member team and submit for review ASAP)
- Check meeting place, beginning of september 1 (Shannon)
- Call a meeting - street repairs; special assessment

New Business:

HOA Complaint (aggressive dogs) - Discussion; letter from animal control provided homeowner in question to reinforce the fence; Pierce County animal control involved, HOA will monitor situation but has little control.

Wells - (water pressure issues) - well pressure still a problem on theirs; well B needs to have pump replaced; general discussion on maintenance - teamwork between Lain/Kim and Rick; schedule a walk around; Thursday August 9 for a walk around

Common Fence - Needs some repairs; remind folks to trim the trees/vegetation; Shannon will remind folks to cut things back and also schedule repairs.

ACC report - lot 39 house color change - no more online color samples; lot 30 - approved color change; lot 5 - removal of tree; lot 36 - 6 foot cedar fence

Beauty bark - lot 41 needs to remove from the street, shouldn't be delivered such that it blocks the road. Shannon will send general letter.

Next meeting – November 7, 7pm.