

Wildview Ridge Homeowners Association
Annual HOA Meeting – YE 2020
March 18, 2021, 7:00 p.m. – Virtual Meeting

Present:

Alysa Dessor Nikki and Jonathan Culver Kim Allan Dale Phillips Brian and Nicole Heathcock Ryan and Meghan (?) Kevin McKenna Julie Watkins Sharon Sax Tiana Gaulke Lain and Jean Knowles Misty Colfack	Ryan Lydiard Rick (?) Kayla Jordan Jennifer Clouser Mike and Debbie Matilla Brad Doerflinger Randy and Barb Underwood Shari (?) Nannette and Pat Padero Curt Holder Susie Taylor Cindy Baker
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1. Budget

Alyssa Dessor:

Cash flow/ Balance Sheet

Wildview Ridge HOA cash flow Sheet \$42,600.09 income. Ending balance \$1,002.75

HOA cash \$671.72

Savings \$24,404

Unallocated reserve 4830.82

CD 46933.34

Total assets 77,009.63

Brad Doerflinger (Q): do we really need 77K saved does it accurately reflect our risk?

(A) Yes. The main risk is wells, street maintenance etc.

Gate system, street maintenance and main fence along 230th are all going to need repair

Gate hinges were fixed, software for gate is expensive; we are waiting. Current system requires a landline.

Ryan L requests a copy of the detailed expenses from A. Dessor (she will email it tomorrow)

Assessment for 2021 will be the same \$950/ year

One resident is in arrears- there is one lien, the rest are current.

Concern with fence- how it will stack up to fence across the street. Kim proposes work party.

Motion by Tiana Gaulke: Dues to stay at 950, Second by Kim. Unopposed.

2. Architectural control

Dave Phillips is now gone Dale is filling in.

Requests for approval included:

- Lot 26 wood deck hot tub, landscape etc. tree removal
- Lot 25 storage shed march lot 3 April
- Lot 24 addition of three short fences/ gate on interior L
- Lot 28 change to front of the house including Balcony May and compost area
- Lot 28 tree removal

- Lot 17 solar panels and remove dangerous trees and trim others.

More volunteers are needed. Discussion re: how it is determined when a tree is dangerous. Judgement of the ACC. All are welcome to join.

3. Safety

15 miles per hour speed limit

Annual warning about speeding

4. Wells

Busy year with wells in 2020. Assessment of wells/ well houses/ upgrades. Steve Curran created a list by well to work through during the year (posted on the website)

Lot 40 well needed roof replacement, replaced some exterior walls, interior insulation fixed a leak. All work was done by the neighbors.

Lot 31 well replaced the roof, a number of flush valves that were rusted or broken. Couple of quotes for upgrades to portions of the well system were obtained. Irrigation well, upgrading booster pumps, 5 well houses total. Booster pump replacement test. The rest of the wells are going to need pump replacements.

Neighbors are very helpful and the association saves a lot of money with volunteer efforts.

Wells are tested every year by the county and they are flushed out every quarter

Volunteering is essential.

5. Nominations for new board members

Nomination(s) for president: Steve Curran (Kim Allan)

All in favor: Majority, one opposed.

Heathcock and Walker nominated – nobody is opposed. Continue to serve as board members.

6. Other issues

New Neighbors

Tiana Gaulke will get a new neighborhood map for all. Susie Taylor will copy and laminate for free.

Many thanks to Kim Allan for years of volunteering as he now steps down.

New issue with standing water with new development. Needs to be reported to county/ Bonney Lake.

Potential for installing cameras at the gate

Key to the gate (Kim has the physical keys to the gate)

Number pad instead of a key on the gate is discussed.

Meeting is adjourned.