

Wildview Ridge Board Meeting

Date: November 29, 2021 7pm at Steve's home

Attendees: Jamie, Nicole, Steve, Lain, Jennifer

Call to Order: 7:03 p.m.

Discussion

- Changes to Agenda: Addition of fence replacement along outside of neighborhood.
- Old Business: Progress on updating wells, increased costs for utilities, road upkeep and outstanding special assessments.
- Financials to date
 - Expense to Budget: See handout from Jennifer Clouser with projected increase in costs/ utilities etc.
- 2022 Budget
 - Projects to consider:
 - **Wells:** There are two left that need to have updated systems. One is scheduled for this year, and then the next. These costs are not included in our typical maintenance budget, and run between \$5,000-\$8,000 but are likely to increase in cost for this year and next.
 - **Fence along the road:** The fence is old and in need of replacement. Repairs are unlikely to suffice. Given the new fence across the street, to keep the neighborhood looking nice this will need to happen in 2022 or 2023. The fence posts have rotted in some areas. Steve will obtain quotes for discussion at our annual HOA meeting.
 - **Gate:** The gate system still runs on a landline and needs to be replaced. It is the original system installed more than twenty years ago. This is an expenses that is coming up.

- **Street:** In order to avoid a pavement project like the one in 2019, we will need to have the road sealed and patched on a routine basis. Steve will call Rick (in charge of 2019 project) as to contacts to obtain quotes.
- 2022 Homeowner dues
 - Given the upcoming projects, there will be costs that exceed what is available. Money in reserves must be available for emergency water issues.
 - Dues need to be increased.
 - If dues are not increased enough, water may need to be metered and charges assessed; our system is already set up for this. Jamie will look at comparable water and HOA dues in the area for the 2022 Board meeting.
- Recruiting for Board Members 2022
 - We need new members; we would like to see new homeowners participate on the board.
- Annual Homeowner's Meeting Planning
 - Where: TBD by JC Higgins
 - When: TBD by JC Higgins
 - Who: All residents of Wildview Ridge
- Recruiting Committee Members 2022
 - Steve and Lain will work on recruiting. Nicole will need to resign her position this year.
- Future Board Meeting Meetings
 - These will be determined by the new, incoming board after the new year.
- Adjourn: 8:10 p.m.