

Wildview Ridge 2021 Annual HOA Meeting

Date: January 26th, 2022 at Grange (Marion Grange Buckley, WA)

Call to Order: 6:35 p.m.

Attendance: * See Sign-in Sheet

Prior to discussion the Community as a whole took a moment of silence for a neighbor who was a beloved member of the association and will be dearly missed.

Introduction:

Ashley and Chelsea from JC Higgins introduced themselves to the association and expressed excitement for what good changes they will bring to Wildview Ridge in regards to communication and future projects.

Discussion:

- **2022 Budget**

See handout from Annual Notice Mailing with projected costs/ utilities etc. for the 2022 budget compared to what was spent/budgeted for 2021. Ashley Grabill (JC Higgins) briefly went line by line to explain cash flow report so the association would have a better understand. Following that, we had Lane Knowles described the goal the board has in regards to what they want in the savings account for emergencies (\$50,000-\$100,000). The association was advised to check their ballots and proxies at this time and for the proposed 2022 budget and open board positions. Ballots were collected by Ashley Grabill and counted following the meeting.

- **ACC Report**

Dave Phillips was not present at the meeting though left a report for Dale Peterson to present. Overall, 2021 was a busy year for the association in regards to ACC requests. They received 17 Requests total; 16/17 was approved, 7/17 was for tree removals, and the one remaining was for an installation of a shop/garage. The Committee strongly advises new owners of the association to submit requests for any exterior changes such as; New structures, Landscaping, painting, alteration, etc.

Email: ACCWVR@gmail.com with any further questions!

- **Maintenance Report**

Lane Knowles shared items that were completed this year such as power spraying and painting the gate, changing light bulbs for mailbox/wells, maintenance inside the wells, etc. He also mentions the board is always there to help and/or direct you to someone who can, so please reach out to someone on the board/ committees if you are in need of help!

- **Wells Committee**

Kevin McKenna shared the quarterly flushing of the water lines, typically done on Saturdays to ensure cycling works and the water line is clean. In addition, a newer owner asked if there are generators in each well house; The homeowners voted on this per well system so every one of them does not have a generator.

Check the breakers and lights in case of an emergency. Well E needs to be an updated system as of 2022. One system at a time is update due to finances. 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.

- **Landscape Committee**

Nanette Padero was not present at the meeting though her spouse Pat Padero presented the projects Nanette put together for the association for the year 2021. The entry way planting, Irrigation improvements and upkeeping of the beautiful decorations on the main gate. Steve Curran also added all the new rocks Nanette helped with.

- **Social Committee**

Shari Feroy was not present at the meeting though Steve Curran expressed all the events and excitement it brings to the community. Events such as Garage sale, (typically the first week of June), Chili Cook-off, Easter egg hunt, tractor parades, and more! The Board is hoping to get back into the groove of socializing and building strong connections with the members.

- **Nomination Committee**

Steve Curran and Barb Underwood handle the nomination committee and tackle things such as the call for nominations of board members, flyers to the community, and holds discussion meetings to ensure everyone feels apart of Wildview Ridge HOA. Lain Knowles also mentioned for the new owners that gate remotes can be programmed through him; if you just purchase your own, he will program it for you!

- **New Business:**

Fence along the road: The fence is old and in need of replacement. The fence posts have rotted in some areas. Steve Curran has obtained 2-3 quotes for discussion, lowest being \$62,000 and highest was \$85,000 and staining is an additional cost.

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 contacted Rick (in charge of 2019 project) to contacts to obtain quotes and found road service treatment to be \$25,000

- **Open Forum:**

An owner kindly asked that everyone be cautious of lighting your fireworks around the 4th of July due to the number of trees close to homes in the association.

Another Owner also asked when they will receive a statement, and Ashley Grabill (JCH) responded that they will receive those after the annual meeting, we will notify the billing department to send them out as soon as possible.

Adjourn: 7:46 p.m.