

Wildview Ridge Home Owner Association Board of Director Meeting Agenda

March 15, 2022 – Lot 30 @ 6:30 – In attendance: Steve, Nanette, Lain

1. **Review Minutes of last meeting** – minutes reviewed and accepted
2. **Financial Report** – financial report discussed in general terms. HOA dues statements sent out in February and payment status was reviewed. No new issues were identified. Suggested we include Treasurer on invitations to subsequent meetings.
3. **Old Business** - Review of February action List – see below
4. **Committee Reports** (see February follow-up list below for details)
 - **Architectural Control Committee Report** – Updates – no report given.
 - **CC&R Violations** – Review violations and action taken or to be taken as a result previous drive around and BOD actions; - no report given. Drive through scheduled in time for next meeting.
 - **Landscaping Committee** – front entrance contract – Price increase and special project approved. (see below). Homeowner contacted Committee to see if they could add their maintenance to the Homeowners contract and pay separately – they were told that their work would have to be managed separately by them and could not add to neighborhood contract.
 - **Social Committee** – Upcoming events? – no report given. Nothing scheduled at this time.
 - **Maintenance Committee** – Reported that there were no new maintenance needs other than changing lightbulbs and pedestrian gate repair. Maintenance Committee member said he was planning to ask for volunteers to stain mailbox area, clean mailbox roof, and power wash entrance. This will be done when weather gets warmer. Minor expense for stain for mailbox area was approved.
 - **Finance Committee** – Update – ad hoc subcommittee seeking bid for audit and alternative management proposals. Findings due in June.
 - **Rules** – Update – Discussed whether rules are needed or just a review of the fines associated with various transgressions. It was determined that additional or revised rules are not needed at this time, however the fines should be reviewed. Ad hoc committee will be formed.
 - **Wells** – Flush schedule, upgrade timing. Well status report given. See below.
 - **Website** – Update – Discussion about relevance of website and need to update portions of it were held. President has ideas about possible improvements. It was stated that the website is a good reference resource and is consulted for copies of documents such as CCR's and bylaws. Some concern about having the finances posted were voiced, but action not taken.
5. **New Business**
 - Bills to be processed – nothing discussed.
 - Confirm time, date and location of next BOD meeting – June 1. Posted on website calendar.
 - Follow-up list below.
6. **Homeowner issues**

- Email from Lot 19 regarding cutting trees was forwarded to the ACC for resolution.
- Email from Lot 23 regarding approval for chicken coop and chickens was discussed. Chickens (and other farm animals) are not permitted in the neighborhood, per previous board decisions. The CCR referenced by the homeowner pertained to pets, not agricultural animals. Homeowner informed via email reply.

7. Meeting Adjourn – 8:00 p.m.

March BOD Meeting follow-up items

Lain:	<ul style="list-style-type: none"> • Contact Maintenance Committee member to schedule mailbox and entrance projects. Goal is to have them scheduled or done by June meeting.
Steve:	<ul style="list-style-type: none"> • Coordinate drive through schedule with JC Higgins in time for an inspection prior to the next meeting in June. Higgins should report at the June 1 meeting. • Include Communication Committee on invitation to next meeting. • Contact Social Committee to get activities on calendar. • Follow up with ad hoc committee working on obtaining fence bids to present at June meeting. Determine specifications so quotes are comparable. • Follow up with ad hoc committee consulting with vendors and determining costs of needed maintenance for the roads. Information should be ready for June meeting. • Follow up with Finance committee investigating alternative management company costs and cost of audit so as to be able to report at June meeting.
Nanette:	<ul style="list-style-type: none"> • Schedule and manage front entranceway bark installation and irrigation system start-up..
JC Higgins:	<ul style="list-style-type: none"> • Perform drive through and report prior to meeting – not done in time for this meeting.

Status of February Action List follow-up items

Lain:	<ul style="list-style-type: none"> • March 5 well flush – wells were flushed on or about March 5. Review of well houses indicate most are clean and in order. Wellhouse E needs to be cleaned and swept. • Confirm Well E upgrade cost and schedule for spring – final quote will be sought once funds are in place to perform upgrade. There is no point in obtaining quotes or negotiating unless/.until the project is a go. Vendors are reluctant to quote for work too far into the future due to cost variability. • Change light bulbs at mailbox – Light bulbs were changed and daylight sensor readjusted. Batteries in wireless security camera changed. • Fix pedestrian gate latch – gate repaired but subsequent inspection shows some moron continues to kick the gate and bend the retention plate. Suggested we weld a stronger plate to the gate to keep the idiot that can't figure out how to open it from damaging the stop plate again.
Steve:	<ul style="list-style-type: none"> • Coordinate drive through schedule with JC Higgins to coincide with BOD meetings.

	<p>No inspection held prior to this meeting. Steve will contact JC Higgins in time for an inspection prior to the next meeting in June.</p> <ul style="list-style-type: none"> • Inform Communications Committee about meetings in order to be announced prior to meeting/event. Will include Communication Committee on invitation to next meeting. • Ask Committee to get fence bids – ad hoc committee working on obtaining bids to present at June meeting. Will be used to determine course of action and work within budgetary constraints. • Ask Committee to get road bids – ad hoc committee consulting with vendors and determining costs of needed maintenance for the roads. Not known if/what should be done to preserve quality of road within the neighborhood. Information should be ready for June meeting. • Contact Finance committee to investigate alternative management company costs and cost of audit – finance Committee investigating cost of audit and possible alternative association managers.
Nanette:	<ul style="list-style-type: none"> • Meet with contract landscape maintenance company – approved cost increase for ongoing landscaping maintenance (\$447/mo.) and approved one-time bark application of \$1018 per quote. Barking will be done in May/June when weather improves. Nanette will manage.
JC Higgins:	<ul style="list-style-type: none"> • Perform drive through prior to meeting – not done in time for this meeting.