

**Wildview Ridge
Home Owner Association
Board Meeting Minutes**

September 7, 2022 – Lot 2 @ 6:00 p.m.

In attendance:

- Board members – Curran, Padero, Knowles. Absent – Hemmen
- Homeowners/guests – Chelsea Hefling (JC Higgins), Mike Matila, Ashley Stanley

- Meeting call to order @ 6:05 p.m.
- Minutes of the last meeting reviewed and accepted. Motion to accept Padero, Second Knowles.
- Financial Update – August statements handed out by JC Higgins. Discussion around current level of expenses. Knowles asked that amount coded as well upgrade be moved to well repairs as the cost was to repair leaks and irrigation well, not upgrade Well E as in original budget. Discussion to possibly postpone upgrade until next year due to unanticipated repair. Board in agreement.
- Committee Reports
 - Architectural Control Committee – Several requests for ACC Review including house/steps painting, new shed, retaining wall, Several projects in suspense pending input or information from homeowner. Discussion about current member turnover. Curran to resign as Chair and remove himself from committee. Several homeowners expressed interest in joining committee – Curran to follow up.
 - Landscaping Committee – Irrigation well repaired and sprinkler systems being adjusted. Area should return to “normal” as soon as rainy season starts again. Committee may place additional plants in entrance area – still being discussed. Gate decorations are being planned for upcoming holidays.
 - Social Committee – No report other than general discussion of events occurring in past three months.
 - Rules Committee – No report.
 - Maintenance Committee – Mailbox area power sprayed and painted inside and out. Expenses for paint (\$159) submitted for reimbursement submitted at meeting. Mailbox exterior cleaned and bolts tightened. Light fixture cleaned and roof moss removed. Entrance gate power sprayed to remove moss. Several gate remotes suspended or reprogrammed for homeowners. Gate battery backup systems replaced due to corrosion and age. Gatekeeper mentioned he could provide a list from the past 3 months of specific code usage in case any homeowner thinks his/her code may have been compromised – this may be particularly relevant to anyone not having changed codes recently.
 - Finance Committee – Discussion centered around upcoming budget development. Knowles suggested that Jennifer be invited to October 13 meeting to receive information about committee 2023 requests.
 - Social Committee needs to submit 2023 budget request by October 5. Curran to contact Shultz.
 - JC Higgins asked for 2023 liability insurance quote and quote for JC Higgins charges for 2023. Info needed by October 5. Curran to follow-up

- Landscaping Committee needs firm quote for 2023 landscaping services and supplies by October 5. Padero to follow-up.
 - Well Committee submit 2023 budget request by October 5. Knowles to follow-up.
 - Maintenance Committee submit 2023 budget request by October 5. – Knowles to Follow-up.
 - Special project budget requests by October 5. – Everyone to provide input to identify special projects.
- Nominating Committee – Discussion about succession and next election to be held in January at annual Homeowner meeting. Plan is to elect Secretary at Annual meeting and have each position move up next year. This will mean only one position is replaced each year and experience on the Board will be increased as each newly elected person serves for three years, ultimately as president. Guest homeowner suggested putting together job descriptions for each position (President, VP, and Secretary) Committee, headed by Curran, will canvass neighborhood in time for next meeting in October to provide a list of nominations.
 - Wells – Planned Well E upgrade pending and possibly on hold until next year due to unanticipated repairs need on irrigation well (A). Leak detected and repaired on Well I distribution line. Wells flushed on September 3 as scheduled.
 - CC&R Violation Letters – Review violations and action taken or to be taken as a result of the last walk around and BOD actions. Clarification on steps to take for violation letters. Higgins referred to website for steps and progression to take when violations found. <http://www.wildviewridge.org/ccr5.htm> Several homeowners received letters after last drive-around and most have corrected issues. Several will receive second notices and, possibly, fines.
- New Business – next meeting October 13, 1t 6:00 p.m., location TBA. Next drive around sometime in October?
 - Homeowners and/or Guest input – suggestions about Board succession and job descriptions were made and noted. Request made to have access to minutes of BOD meetings – either posted on web or emailed.
 - Meeting Adjourn at 7:35 p.m.