

Wildview Ridge  
Home Owner Association  
Board Meeting Agenda

October 13, 2022 – Lot 10 @ 6:00

In Attendance:

Board members; Curran, Padero, Knowles, Hemmen

Homeowners/guests; Chelsea Hefling (JC Higgins), Ashley Stanley, Mike Mulyarchuk, Julie Mulyarchuk, Lisa Schultz

- Meeting call to order @ 6:05 p.m.
- Review and Approve previous minutes: motion to accept minutes Padero, Second Hemmen, passed.
- Financial Update (Sept. statements): presented by JC Higgins. No major surprises. Have as of Sept. 30 three delinquent homeowners 2022 dues outstanding. Chelsea will contact and determine status and report back to Board.
- Homeowner and/or Guest input
  1. Asked for better communication of activities (meetings, announcements, etc.) Discussion about best method; email, posting at mailbox, texts, door-to-door, phone calls, website, facebook. Difficulty lies in receivers' preference – there is no consensus b Homeowners about best means – everyone has “best” means to reach them. Suggestion is to continue to work through Communications Committee with announcements as far in advance as possible.
  2. Suggestion for backup Communications Committee member. Present Chair is resigning.
  3. Question about Board approval for neighborhood events. If activity is included in approved budget or has no cost, there is no Board approval required. Social Committee has budget for definitive list of HOA-sponsored activities and is free to promote/announce the events without further approval. Activities not pre-approved in the budget can be held as a neighborhood (private) event, but without liability coverage under HOA insurance.
  4. Question about lighting in entrance area. Improvements will be included as optional item in 2023 budget for Board consideration.
  5. Comments about lack of clarity around some CCR interpretations. Suggestion made to develop rules for specific questions and the Board will undertake to start the rules process specifically around seasonal lighting and the requirement to remove it at end of season. Several homeowners have asked about possibility of keeping up all year, whereas Board CCR interpretation and precedent does not allow them to stay up all year.
- Committee Reports -
  1. Architectural Control Committee Report – No budget requirements. Board has approved two new member to the ACC since the last meeting; Kathy Halverson and Jason Johnson. No outstanding requests for approval and there are several approved projects in process (garages, shed, etc.)
  2. Landscaping Committee – Still need work on irrigation system, but no major projects planned for remainder of year. Irrigation will continue until rain starts and then will be shut off and

winterized. Budget request submitted with vendor quote and additional request for \$600 for supplies (plants, bark, etc.)

3. Communications Committee – Budget needs not presented. Board Secretary will follow up. Chair resigning and new Chair is being sought. Suggestion made by homeowner that a back-up person be available for continuity.
  4. Social Committee – Budget need submitted and will be included in preliminary budget for Board approval. Total of \$660 requested (\$480 for specific activities and \$180 for misc. expenses.) Reported on upcoming activities – Oktoberfest (Nov. 5), Halloween trick or treating (October 31). Developing new homeowner welcome letter and book.
  5. Rules Committee – No budget needs. Committee should be formed to investigate need for additional rules, per the above.
  6. Maintenance Committee – Budget needs included in preliminary budget for Board approval. Several optional projects will be included to undertake a Board discretion and funding capacity. Report on gate code usage reports offered for homeowners concerned about security. Only two reports requested indicating gate code security not a major concern.
  7. Finance Committee – Present Chair resigned. Board Secretary will contact two other members to assemble budget. Initial budget put together by Board Secretary. Board will discuss preliminary budget via email and meet in December to finalize.
  8. Nominating Committee – No budget need for 2023. Four names discussed for nomination to position of Secretary (Holder, Culver, Heryford, Hornbuckle) based on neighborhood recruitment by Board President.
  9. Wells – Reported repair on one line leak since last meeting. Budget needs presented. Upgrade to Well E will be included in optional projects for next year's Board consideration, unless funding is available this year.
- Executive Session (Homeowners excused)
1. CC&R Violation Letters – Review violations and action taken or to be taken as a result of the last walk around and BOD actions.
  2. Homeowner delinquencies & collection activities – JC Higgins to follow up with delinquent homeowners and report back to board.
  3. Discussion about rescinding recent homeowner fine. Awaiting dues payment report to determine action.
- New Business & Next Meeting
1. Discussed delinquent homeowner's ability to vote in elections or take part on Committees unless dues paid and in "good standing" per Bylaws. Delinquent accounts will not be permitted to vote unless current on all dues and/or fines.
  2. Annual meeting scheduled on Tuesday January 17 at 6:30 p.m. at Grange hall. Curran to book hall and JC Higgins to send materials at least two weeks in advance of the meeting per bylaws.
  3. Next drive-through will be scheduled prior to December Board session by JC Higgins.
  4. Board budget working session scheduled of Dec. 16<sup>th</sup> at 3:00 p.m.
- Meeting Adjourn – 7:30 p.m.