

**Wildview Ridge  
Annual Homeowners Association Meeting  
Marion Grange  
January 19, 2023, 6:30 p.m.**

**Meeting Minutes**

**Meeting Called to order at 6:45 p.m.** Board members present: Steve Curran, Nanette Padero, Lain Knowles, Susan Hemmen

**Recognition of quorum** 22 homeowners represented (including one by proxy). Quorum present.

**General introductions** Homeowners in attendance introduced themselves to group.

<b>Committee Reports:</b>	
<ul style="list-style-type: none"> <li>• Finance (Stephanie Mendoza)</li> </ul>	<p>2022 EOY financial results presented. \$1,000 in checking account, \$24,282 in savings and unallocated reserves, \$47,095 in reserve account. Total available to fund operations at end of 2022, \$72,377.</p> <p>Income for year was \$38,600 from dues, interest and other misc. sources. Annual expenses were \$39,653, with an operating loss of \$1,055. The loss was due to several “emergency” repairs needed during the year, which will not be ongoing.</p> <p>Committee investigated audit for upcoming year and has plans to review and possibly update 2007 budget guidelines</p>
<ul style="list-style-type: none"> <li>• Architectural Control (Kathy Halverson)</li> </ul>	<p>Several projects approved during year. New Chairperson added in 2022. Reminder that the CCR’s governing ACC review are on the WVR website and should be reviewed by homeowners submitting requests – the ACC’s purpose is to ensure that projects comply with CCR’s (not to sit in judgement of your projects).</p> <p>Request was made to give as much advance notice as possible (a minimum of 3 weeks) for approval requests. “Emergency” requests may be possible, but not guaranteed. The committee is comprised of 4 persons that need to meet, review and discuss proposals.</p>
<ul style="list-style-type: none"> <li>• Landscape (Nanette Padero)</li> </ul>	<p>Several homeowners helped with planting and front entrance maintenance. There was problem with the irrigation well which affected initial plantings. The irrigation system needed repair once the well was repaired.</p> <p>Request was made to not tinker with the irrigation system at the front entrance Any repairs or adjustments should be forwarded to the maintenance committee.</p> <p>Front area seasonal decorations were done by several homeowners and the homeowners present complimented and applauded the appearance of the gate and decorations.</p>

<ul style="list-style-type: none"> <li>• Social (Lisa Schultz)</li> </ul>	<p>Social committee was very active this year with BBQ, parade, yard sale, Octoberfest and other activities. There are similar activities planned for 2023. See the website calendar for times and dates.</p> <p>The committee also assembled a neighborhood “welcome” guide for new residents, which was passed around to homeowners to look through. Our newest neighbor was the recipient of the first book and complimented the Social Committee on its utility.</p> <p>There were many ideas for activities expressed through the questionnaire sent out by the committee earlier in the year and they are all being considered for upcoming neighborhood activities.</p>
<ul style="list-style-type: none"> <li>• CCR Compliance (Steve Curran)</li> </ul>	<p>There are no outstanding violations of CCR’s as of this date. Homeowners were reminded of quarterly drive-arounds by JC Higgins and of the process for notifying homeowners of potential violations.</p>
<ul style="list-style-type: none"> <li>• Maintenance (Lain Knowles)</li> </ul>	<p>Several repairs conducted during year; gate battery backup replaced, staining and cleaning of mailbox area performed by several homeowners, power washing front gate, well line leak repair and other miscellaneous activities. The committee also obtained rough quotes for future projects (for budgeting purposes); fence repair or replacement, road assessment and repair/maintenance, entrance irrigation system repair/replacement. Committee also talked about gate access and where to find information.</p>
<ul style="list-style-type: none"> <li>• Communication (Kathy McKenna)</li> </ul>	<p>Committee (Kathy, McKenna) was very active and effective about communicating with homeowners through a combination of email, Facebook, website, physical posting of notices and door-to-door notifications. Kathy is resigning effective tis meeting and the HOA needs to find a communication person to continue on the good work. A common complaint is lack of communication and, without this person, it will only regress without someone to take over. Please contact a Board member to volunteer.</p>
<ul style="list-style-type: none"> <li>• Wells (Kevin McKenna)</li> </ul>	<p>Irrigation well was replaced due to failure of the pump. 2023 well flushing schedule published and posted on website and at mailboxes. Committee thanks those that help in quarterly flushing and encouraged homeowners to get involved to learn about how their system works. Well houses are part of the system and it is up to each set of well users to keep the well house clean.</p> <p>Planned upgrade for Well E in 2023.</p>
<b>New Business</b>	
<ul style="list-style-type: none"> <li>• 2023 Budget (Stephanie Mendoza)</li> </ul>	<p>Finance Committee presented 2023 proposed budget. Projected operational expenses are \$53,600 for year, and dues will be \$1,250 per lot for year. Many questions from attendees about expenses and history of income, expenses and dues.</p> <p>Discussion about dues payment terms and late fees/interest. Homeowners should contact Stephanie Mendoza if charged fees incorrectly.</p>

	<p>Motion to accept budget as presented: Pat Padero, second by Jon Culver. Vote conducted and budget approved by majority with one no vote.</p>
<ul style="list-style-type: none"> <li>Election</li> </ul>	<p>Secretary position up for election. Nominations include:</p> <ul style="list-style-type: none"> <li>Curt Holder; Nominated by Eric Hemmen, second by Lisa Schultz</li> <li>Jon Culver; Nominated by Garret Powers, second by Dan Schultz</li> </ul> <p>Nominations closed and election conducted. Jon Culver elected as Secretary and Curt Holder will serve as Alternate for 2023.</p> <p>Homeowners thanked outgoing President Steve Curran and presented him with a token of their appreciation (\$100.00 gift card) for his assistance over the years.</p>
<ul style="list-style-type: none"> <li>Homeowner input</li> </ul>	<p>Request made to not speed in neighborhood and reminder that max. speed is 15 mph. There are many children and pedestrians in streets. There was discussion about fines and homeowners were reminded to speak to their guests about speed limits.</p> <p>Questions about how to submit new ideas for neighborhood improvements or projects. All homeowners are invited to Board meetings which will be held every other month. Scheduled meetings will be in the website calendar. Also, the Board can be emailed or contacted at any time.</p> <p>Suggestion made to review fine structure and to have the Rules Committee review the fines and implementation procedures. At this point there is no one on the Rules Committee and a request for volunteers was made.</p> <p>Discussion about JC Higgins lack of response to emails and questions. General dissatisfaction expressed about late or no response. Homeowners reminded that Board can also be contacted if no response is forthcoming from JC Higgins and a member can try to expedite.</p>
<b>Call for Volunteers</b>	<p>A final call was made for Committee volunteers. The volunteers save money for homeowners in terms of repair expenses and give a better understanding of how the neighborhood operates.</p> <p>Stephanie Mendoza volunteered to be on Rules Committee.</p>
<b>Meeting adjourned at 8:05 p.m.</b>	<p>Move to adjourn meeting; Julie Mulyarchuk, second by Nanette Padero.</p> <p>Meeting adjourned.</p>