

Wildview Ridge Homeowners Board Meeting Minutes

Date:	4/12/23	
Location:	Lot 30	
Meeting Called to order (time)	6:30pm	
Board members present:	Pat (President), Lain (VP), Jon (Secretary), Curt Holder (Alternate)	
Homeowners/Guests present:	Kathy McKenna, Nikki Culver, Dan Shultz, Chelsea (JC Higgins)	
Homeowner or guest input:		
	Several emails received from Homeowners during the past months. These are incorporated into in discussions below.	
Committee Reports:		
	ACC	No Committee report. Barb Underwood mentioned Tree upkeep near roads. Pat has or will speak with the Barb. Upcoming drive-around will deal with any trees in violation of CCR's.
	Landscaping	No major updates. Spring lawn revamp completed. Middle island update was suggested by Nanette Padero. Committee will discuss vis-à-vis budget and resources available.
	Social	2 official events this year, Garage Sale and End-of-Summer BBQ. Garage Sale will coincide with Tapps Island garage sale weekend. Waiting on dates to publish on website and convey to homeowners. Chili cook off possible during Oktoberfest if someone steps up to plan and manage.
	Maintenance	Committee will be requesting help power washing front entrance, Late May/June. Should only need two or three people Fence assessment was completed by Ken and Lain. Estimated to need approximately 500 boards, 90 2x4s, 7-10 posts roughly to repair. Guesstimate of \$10,000 for or materials if work performed by homeowners. Pursuing general contractor quote before final plan of action developed. Per last informal quote, new fence replacement may require a special assessment of up to \$2,500 per lot. Discussion ensued about options, including; replacement of entire fence, repairing existing fence, doing nothing, or partial replacement. Opinions differed about final action and discussions will continue. Several trees are overhanging or impinging on the current fence, possibly causing further damage. These should be noted on the next drive around.
	Rules	No updates provided. One potential volunteer to serve on the committee rescinded their offer to help.

Contact info:

Website- www.wildviewridge.org

email- wildviewridge@outlook.com

**Wildview Ridge Homeowners
Board Meeting Minutes**

	Finance	JC Higgins reported cash flow, balance, savings. CD renewal update status requested by VP from JC Higgins. VP inquired about status of overdue accounts and whether ACC violation fine from 2022 was credited. Also asked about odd amounts showing as overdue on several accounts. Update requested from JC Higgins
	Nominating	No updates.
	Communications	Kathy McKenna continue as Lead for the Committee. Board thanked Dan Shultz for stepping in to pick up slack while Committee was in transition.
	Wells	The booster pump on Well E will be upgraded in June/July, once second half dues have been paid. This was in the budget for this year after having been postponed in 2022 due to some unexpected repairs needed to other wells. More help is needed for flushing wells Per Kevin McKenna. Next flushing scheduled on June 3rd.
Executive Session:		
	Drive around	February 13th was the last neighborhood drive around. Most items noted during that drive around have been corrected. Next drive is scheduled in late May. JC Higgins will coordinate with Pat on day/time. Following drive will be late September. Drive-arounds should coincide with Board meetings to enable any items to be discussed at the meeting. There was a question about what the CCRs say regarding RV's. 5 home owners are late with first half annual dues. Discussion regarding when and how much interest should accrue on past due amounts. Final discussion tabled until later in the year – action or change from present practice will occur next year. interest VP requested plan of action regarding follow up accounts past due. JC Higgins to let Board know status of follow-up activities and status of delinquent accounts.
New Business:		
		No new business.
Next Meeting (date, time, loc.) June 7 th , location TBA		
Meeting adjourned (time)		7:30 p.m.