

Wildview Ridge Homeowners Board Meeting Minutes

Date:	11/8/23	
Location:	Lot 30	
Meeting Called to order (time)	6:30pm	
Board members present:	Pat (President), Lain (VP), Jon (Secretary), Curt Holder (Alternate), Susan Hemmen (Alternate)	
Homeowners/Guests present:	Kevin McKenna, GR Heryford, Garret Powers, Mike Matila, Ashley Taylor,	
Homeowner or guest input:		
	Garret and Mike both made points of holding home owners who have property that is neighboring common areas more accountable with maintaining the area.	
Committee Reports:		
	ACC	3 project approvals
	Landscaping	Old dead bushes at Main Gate will be removed and replaced with new bushes in spring of 2024. 2024 Landscape budget was requested by next meeting by board. Front sprinklers have been blown out and turned off.
	Social	October best was a hit. Thank you all who participated. 2024 budget request needed for next meeting.
	Maintenance	Gate strobe was replaced and is now functioning. Gate helpers are being requested to help with maintaining the phone book. The fence along 230th Ave is part of the common area owned by the Association which is maintained by the HOA
	Rules	No updates provided.
	Finance	One of our CD was renewed for a 6 month term. and one CD was cashed out.
	Nominating	No updates.
	Communications	No new updates
	Wells	The booster pump on Well E was upgraded per plan. Kevin McKenna expresses that all the wells and buildings are in good shape and ready for winter.

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Executive Session:		
	Drive-arounds	3 letters went out and 2 have made corrections
	Fence	fence replacement plan is to be broken up into 3 sections, Board voted on replacing the north section along 230th ave first. We have received 5 bids from contractors. Goal is to minimize financial impact of homeowners by using a portion of our reserves with aid from a special assessment yet to be determined.
New Business:		
	Annual Meeting	Proposed date of Thursday, January 18, 2024 pending approval from Marion Grange, the proposed site. Initial discussion of tim, place, responsibilities.
Next Meeting (date, time, loc.)		December 13th at 6:30pm
Meeting adjourned (time)		8:30

Action Items

What	Who, timeframe
special assessment	fence special assessment
2024 Budget requests needed prior to December Board meeting	Social Committee Maintenance Committee Landscaping Committee JC Higgins: insurance and fees