

**Wildview Ridge**  
**Annual Homeowners Association Meeting**  
**Marion Grange**  
**January 29, 2024, 6:30 p.m.**

**Meeting Minutes**

**Meeting Called to order  
at 6:35 p.m.**

Board members present: Pat Padero, Lain Knowles, Jon Culver, Susan Hemmen

**Recognition of quorum**

26 homeowners represented (including 3 by proxy). Quorum present.

**General introductions**

Homeowners in attendance introduced themselves to the group. Anthony Tanon, our new contact at JC Higgins was introduced and confirmed a quorum was present and gave a brief summary of the balance sheet and income statement for the year.

**Committee Reports:**

- Finance  
(Stephanie Mendoza)

Financial audit completed in December at the Request of the Committee and is in final draft stage. Will be shared once finalized. No significant findings noted.

Last year's operating results came in slightly below budgeted amounts in several expense categories. Revenue up a little due to increased interest on savings.

Operating expenses within 5% of forecast. Excess used to help defray fence costs and fund miscellaneous repairs.

Committee presented proposed 2024 budget to Board during December for consideration. Board will present final budget later in the meeting.

- Architectural Control  
(Kathy Halverson)

We had 20 project requests this year from homeowners.

The ACC adopted a new request form to streamline the request and approval process for homeowners. The Committee stressed that using the form will speed up processing as it lists the needed information. The form is linked on the website.

- Landscape  
(Nanette Padero)

The landscape committee requested help fixing 2 post lights that had stopped working at the gate entrance.

Two Bushes at the Gate entrance will be planted in the spring where old dead bushes were previously.

Nanette thanked those that helped decorate the entrance area during the

- holidays.
- Social  
(Lisa Schultz)
 

Two successful social events held during year – yard sale and Octoberfest. Lisa thanked those that either helped or hosted. Lisa Schultz resigned as head of the committee and Michelle Heryford volunteered role as head of Social committee.

The Committee again asked for active participants and stressed it isn't fair for only a few to carry the burden of all the events. It was determined by the Committee last year that a minimum of 5 volunteers are needed to successfully hold an event and anyone interested should contact Michelle to get involved.
  - CCR Compliance  
(Pat Padero)
 

Homeowners were reminded of quarterly drive-arounds by JC Higgins and of the process for notifying homeowners of potential violations.

A drive through was conducted in early January and several letters went out to homeowners. The drive-throughs will now include an inspection of the exterior fence along 230th, in addition to inside-the-neighborhood inspections.
  - Maintenance  
(Lain Knowles)
 

Several repairs conducted during year; staining and cleaning of mailbox area performed by several homeowners, power washing front gate, well line leak repair and other miscellaneous activities.

Gate strobe was replaced allowing emergency ingress and backup gate batteries will be replaced in February (2024.)

Committee spent several months working with contractors and examining the fence condition. It was determined that simply repairing the fence was not feasible and would need to be done again in the near future. A recommendation was made to the Board for replacement, which was accepted. For budgetary purposes, the project was divided into three phases; north section, south section, and entrance way. The north portion of fence, being in the worst condition, along 230th Ave E was replaced December using a combination of reserve funds and excess 2023 operating und. An assessment to finish the remaining two phases will be proposed during the New Business portion of the meeting.
  - Communication  
(Kathy McKenna)
 

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.

New maps were distributed to homeowners during the year and the homeowner telephone/email lists were updated.
  - Wells
 

2024 well flushing schedule published and posted on website and at

(Kevin McKenna)

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.

In accordance with long-term well maintenance, the booster pump at Well E was upgraded. Other wells have been upgraded over the past 5 years. This is the final booster pump upgrade planned.

## New Business

- 2024 Budget  
(Lain Knowles)

Operating budget was presented and 2024 dues presented. Under the proposed budget, dues will remain unchanged from the 2023 level. Slight increases in some expense areas were absorbed into other saving areas. A complete budget was handed out to homeowners for consideration. Motion to accept budget as presented: Pat Padero, second by Dan Schultz. Vote conducted and budget approved by majority.

Special assessment for fence replacement at Main gate and south section along 230th Ave East was explained and plans to complete the project by summer's end were described. An assessment of \$985 per lot was proposed and homeowners discussed the project. Motion made and seconded by Anthony Setterfield to accept the assessment and a vote was taken by written ballot. After tabulation by JC Higgins, the assessment passed.

- Nominating  
Committee (Pat  
Padero)
- Homeowner input

Jason Johnson was nominated and elected as incoming Board member. Existing Board members move up a position and Pat assumes the position of Immediate Past President.

Homeowners expressed interest in revising rules to be more up to date.

There was also discussion about well filter systems and generator backups. The Board will investigate the filtration possibilities with the help of homeowners. Generators are left up to each group of homeowners serviced by a well to decide and will not be provided by the HOA.

- Call for Volunteers

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.

Stephanie Mendoza volunteered to be on Rules Committee.

- Meeting adjourned at  
8:05 p.m.

Move to adjourn meeting; Julie Mulyarchuk, second by Nanette Padero.

Meeting adjourned.