

Wildview Ridge Homeowners Board Meeting Minutes

Date:	September 25, 2024	
Location:	Knowles house, Lot 31	
Meeting Called to order (time)	@ 6:35	
Board members present:	Lain Knowles, John Culver, Pat Padero, Jason Johnson, Susan H.	
Homeowners/Guests present:	Mike/Deb M., Barb, Rob U, Barb U, Kevin McKenna	
Homeowner or guest input:		
Mike M	<p>Post on the Facebook page a while ago, wants to understand issue with the post that he made, and the clarify. Wants to understand where the best place to find and give communication. There is confusion as to where to communicate about questions and concerns. Feels the Facebook page is the best place and the JC Higgins is not getting back to people's concerns quickly or at all.</p> <p>Still goes back to the issue of communication and where to go for issues or information.</p> <p>How to get involved in committees and specifically the Rules Committee. Wants to understand the process for this to take place. Wants to get volunteer for committees. (All of this is all part of the CCRs on the Website).</p>	
Barb U	<p>Letters that JC Higgins has sent out about "violations" around lawn color or other issues. Homeowner concerns about sending out letter and the cost that is involved seems to be unnecessary.</p>	
Rob H	<p>Still issues with a streetlight being out. What about accent lighting being allowed year-round? A home was asked to take this type of light down but many other neighbors like them and would like to have the option to keep them.</p>	
Committee Reports:		
ACC	NA	
Landscaping	NA	
Social	Octoberfest October 12 th . Flier on the mailboxes and sent through emails.	
Maintenance	NA... Gate is going to be taken over by Tim Ryan. Replaced batteries in gate and greased hinges. Weld on the walk-through part of the gate. May need Lain to list out all the details on this committee as he prepares to leave.	

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Rules	
Finance	Anthony gave the breakdown for the official WVR finances. Checking that WVR is within budget and expectations. We should be on budget if all goes as the rest of the year has so far. Insurance has gone up this year for the HOA. JC Higgins, grounds, and well... have all been within budget.
Nominating	
Communications	Kathy McKenna has stepped down and we need someone to take that over. As of now Jason Johnson (Secretary). Website hosting is due for renewal this year. Decision made t continue to pay for it. Barb U and Deb M are willing to take this on and take fliers out to homes.
Wells	Kevin Mckenna...numbers of people willing to help are good and most wells have people to take care of them and watch over them. Maintaining pump houses is important and necessary. Front gate well- Well A is not working well enough to irrigate front gate area. Well Committee's recommendation is to bypass the irrigation system and Well A, and now it will be coming from pumphouse at lot 7/8.
Executive Session:	
	Discussed thresholds for actions, liens, foreclosure. Contract with JC Higgins... up for board approval after review next HOA meeting in November.
New Business:	
	Trees hanging over into the streets are a concern.
Next Meeting (date, time, loc.)	Nov 20 th will be the next HOA meeting.
Meeting adjourned (time)	8:45

Action Items

What	Who, timeframe
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Review Finances	
To DO: Newsletter or notification of HOA Meetings	Newsletter and or on mailboxes.