

# Wild Ridge Estates HOA Board Meeting

February 22, 2023

Meeting called to order at 5:30 p.m.

- Board Voting Members:

President: Steve Townsend  
Treasurer: Tabitha Hunter  
Secretary: Tim Bergman  
Waste Water Management: Dale Cargile  
Auxiliary: Vacant

Ex-Cell Property Management: Deanna Hughes (Advisor)

- Homeowners in Attendance:

Jeff and Shelley Spencer  
Larry and MarcAnn Grenon  
Cindy Bergman  
Jessica Cargile  
Taylor Jolly  
Tony Samuelson  
Judi Bauer  
Julie Tastad  
Tommy Lowe

- First order of business, Tim Bergman volunteered to serve as Secretary. Motion to accept him for this position (Steve) / 2nd (Tabitha). Board voted to approve.
- January 2023 HOA Board Meeting Minutes: Motion to approve (Dale) / 2<sup>nd</sup> (Tim)
  - *Minutes Approved*
- Budget and Financials Update:
  - HOA and Waste Water Dues continue to come in; no issues at this time (Deanna)
  - *Financials Approved*

**Old Business:**

- Lot Transfer Update – No new transfers
- Lot Pins: Multiple Lot Pin Locations required. No action yet. Dale will find/mark later in the Spring once weather improves
- Spring Clean-up: Proposed to have cleanup from 9-12pm on May 6<sup>th</sup> followed by the Annual Members' Meeting at 1pm
  - Location TBD
  - Date will be verified at the next meeting and notice sent out to the members
- Lost Creek Water Association (LCWA)
  - LCWA areas still need repairs
  - LCWA intends to complete this Spring

- Cindy Bergman volunteered to act as the Wild Ridge Estates HOA liaison to Lost Creek Water Association
- True Green
  - Adding area that is also HOA property to the contract (map areas attached below)
  - TruGreen is holding at last year's price
  - They will spray twice over the year
  - Dale will get the contract signed once it is updated
- Landscaping Team:
  - Initial Team was not present and there is no update on getting a quote to update the landscape for the entrance(s)
  - Cindy will check with NOVA and other landscapers to get ideas and estimate

#### **New Business:**

- Tim Bergman nominated and voted in as Secretary
- Cindy Bergman appointed to ACC
- Shelley Spencer is stepping down from ACC; Jeff Spencer volunteered and was appointed to ACC
- ACC: Lot 16 Block 5 turned in landscape plan and the ACC approved electronically
- Letter to Homeowners was sent out providing notice that the HOA has added to the Ex-Cell contract to enforce compliance with the HOA Covenants, Conditions and Restrictions
  - Recent issues in the neighborhood led the Board to determine our neighborhood is at risk for litigation unless we fairly and completely enforce the standards to which every homeowner agreed to when buying in Wild Ridge Estates
  - There was considerable discussion amongst the Board and the homeowners
  - Every homeowner received and agreed to the HOA By-Laws and CC&Rs by purchasing in this neighborhood;
  - It was iterated by multiple attendees that we need to enforce ALL CC&Rs, not selectively, if we are going to have Ex-Cell performing monthly compliance checks
  - The Board (Deanna) restated the structure enacted by the HOA in 2021 for compliance violations. Letters will be mailed on behalf of the HOA Board with the following fees/fines (ref HOA Board Meeting March 2021):
    - 1<sup>st</sup> Violation: Notice Warning
    - 2<sup>nd</sup> Violation Notice Administration Fee: \$25
    - 3<sup>rd</sup> Violation Notice: \$150 fine
    - Each subsequent violation within a 12-month period doubles the fine
    - Any cost incurred by the HOA to enforce will be added to the fine
- HOA Budget (Cindy Bergman requested agenda item):
  - HOA Dues increased \$25 this year
    - Our dues are used to pay for common area upkeep (weed control, etc), common utilities, insurance, property management support, property taxes, and legal fees

- Some funds are set aside in Reserve for unplanned expenses and/or Wild Ridge Estate improvements
  - Waste Water fees increased \$25 this year
    - These fees cover the cost of operating and maintaining the Wild Ridge Waste Water System
    - Each homeowner pays \$45.84/mo; for comparison City of CdA charges \$48.82/mo
    - Because Wild Ridge owns the Waste Water system we also plan for repairs to the aging system
    - Current Reserve for Waste Water repairs is ~\$45,000
- Steve Opened it up to the Floor due to the high attendance of homeowners:
  - Tony Samuelson: We need better communication from the Board on when HOA meetings will be; minutes; Events; and just in general
  - Deanna Hughes: Discussed an issue that occurred recently. A homeowner was upset she did not reply with information as quickly as the homeowner would wish. The Board reiterated that Deanna has been the POC for the HOA and always responds. We do not have a contract that dictates the speed of her responses but usually it's within a business day. In this instance she took a vacation day when some of the follow-up requests came.
    - Tim is taking on the Secretary duties. While Deanna remains the primary POC for HOA issues, he will be focused on improving the communication channels for the Association. We have our HOA email: [wildridgehoa@outlook.com](mailto:wildridgehoa@outlook.com) for inquiries, \*NEW\* HOA Facebook: [HOA of Wild Ridge Estates Rathdrum ID](#), Excel's Website, and email to disseminate information. We will look at other ways as well because, it was pointed out at the meeting, many members do not use Facebook.
  - Larry Grenon:
    - Thanked the board members for all they do and have done.
    - Believes the HOA budget should be made available online and mailed/emailed.
      - The Board agrees. Tim will get it posted (at a minimum on Facebook) and emailed in the near future.
    - Reiterated CC&Rs should be looked at for change and update. Believes they can be updated and recorded with the county for ~\$400.
      - There is not consensus on the cost of updating any of the HOA governance. However, CC&R para 15.02 describes the requirements for amending.
    - He does not agree with the HOA's ability to fine; 3d party should not be fining.
      - The Board directed the discussion to the Bylaws Article 6 as reference.
    - Larry would like to attempt to look at governance and propose changes; Tim will work with Larry to determine a template and work it into the process.

- Tim Bergman: In addition to our Bylaws and CC&Rs we have "Association Rules." These rules can stand in addition to the CC&Rs and be specific for our Association. We do have Rules already. Tim will insure they are updated and communicated as indicated earlier.

Meeting adjourned at 7pm; next meeting is March 29<sup>th</sup> at 5:30p.m.

TruGreen Coverage:

