

Wild Ridge Estates HOA Board Meeting

March 29, 2023

Board Members in Attendance:

Steve Townsend – President
Tabitha Hunter – Treasure
Tim Bergman – Secretary
Dale Cargile – Wastewater Management

Deanna Hughes – Ex-Cell Property Management (Advisor)

Association Members in Attendance:

Suzanne Armstrong
Darrin and Judi Bauer
Cindy Bergman
Tom and Jeannette Gipson
Larry Grenon
Taylor Jolly
Tony Samuelson
Warren and Julie Tastad

Steve called the meeting to order at 5:30p.m.

- Minutes from 2/22/2023 | Motion to Approve Dale/Tabitha 2d
- Approval of Financial Statements – February 2023 (Tabitha) | Motion to Approve Dale/Tabitha 2d

Old Business:

- Update on HOA and Wastewater Assessments (Tabitha/Deanna)
 - Still working on collecting assessment (first half)
 - April 15th start working on collection and liens, if necessary
- Lot transfer update (Deanna)
 - Nothing to report at this time
- Lot pin locations (Dale)
 - No update; will work on locating pins now that weather is permitting
- Spring Clean-up Day and Annual General Membership Meeting
 - Approved | 20 May, 9-12 and 1pm Respectively.
 - Communication will be sent (Letter, Email, Facebook)

- Lost Creek Water Association (LCWA) repairs update (Cindy)
 - Still need to paint graffiti on water tower; LCWA plans to take care of this in the Spring
 - LCWA recently formed a Board of Directors; Cindy is trying to get Wild Ridge a seat on this board; WR has a significant portion of the lots serviced by LCWA; we need to get involved; still working it
- TruGreen Update (Dale)
 - Contract executed; CLOSED
- Landscaping Update (Cindy Bergman)
 - Planned to get bids for two Phases to improve the entrance area:
 - Phase 1: Area around the Wild Ridge Estates sign
 - Phase 2: extend the area in front and into the water collection area
 - Contacted 5 landscapers; all came out and 3 provided a response
 - Lowest bid was \$6.5K for Phase 1 & 2 (complete area); next best was \$10K for just Phase 1
 - We have the budget carried over from prior years from “HOA Improvement” that was approved for use at the 2022 General Membership Meeting
 - Motion to Approve pursuing the lowest bid | Dale / Tabitha 2d
 - Tabitha brought up that we need the contractor to be licensed, bonded, and insured. Dale added that WR needs to be added to their insurance
 - Board voted unanimously to approve with that condition; Cindy will contact the contractor and report to the board on progress
- HOA Governance Changes Update (Tim)
 - Tim and Larry Grenon worked on a process to collect proposed changes to HOA Governance documents; Tim will put the document out to collect proposed changes, host a meeting to discuss and prioritize, and present at the HOA General Membership Meeting
- Association Compliance Update (Steve/Deanna)
 - Monthly compliance check completed on March 23d

- Ex-Cell will send out the first notice letters on behalf of the Board
- Clarification requested: Garbage can screening and placing/returning from the curb
 - Deferred to the Governance review to clarify or update
- ACC allows play equipment

New Business:

- Communication Update (Tim)
 - Homeowners List Updates to include emails
 - If any homeowner is not receiving emails from 'Wild Ridge HOA', send an email to wildridgehoa@outlook.com to get added/updated
 - WR HOA Facebook Page created
(<https://www.facebook.com/groups/wildridgehoarathdrum>)
 - WR OneDrive Updated with 'Shared to ALL Neighborhood' folder and link emailed to the Association and posted to the WR HOA Facebook page
- 'Association Rules' created per CC&Rs 5.02.01.04 and added to the HOA Governance site (CLOSED) (Tim)
- 'Architectural Guidelines' updated to include clarification on 'Screening' previously approved by the Architecture Control Committee; other, previously approved updates will be added. Update Architectural Guidelines and posted to WR OneDrive (CLOSED) (Tim)

Next Meeting Date: April 19, 2023

Meeting Adjourned at 6:40pm