

**Wildflower Homeowners Association
Minutes of Board of Directors Meeting
September 17, 2014**

The Board of Directors met in open session telephonically to discuss policies and maintenance issues related to the Wildflower HOA.

The Board members in attendance at 6:02 pm: Gail Otter, President, Terry Reimer, Chief Financial Officer, Vice-President Ron Thompson, Danielle Battut, Member-at-Large, and Andy Lazzaretto, Secretary.

Steve Schwind High Country Management also attended the meeting.

President Gail Otter opened the meeting and reminded the Board that 5 sets of draft minutes had recently been distributed by the Secretary after the Annual meeting. She asked if anyone had any additions, deletions, or changes. There being no changes a motion was made to approve the minutes of August 31st including the Annual HOA meeting (2 open meeting minutes and 2 closed meetings) and one meeting on September 1, 2014. Motion carried 5-0; however, Danielle Battut and Ron Thompson abstained for those meetings they did not attend.

Gail reminded the Board that a bid had been received from Scott Meunier to repair four raised sidewalks in Wildflower, using a method whereby the damaged area is removed and rebar is used to 'dowel' the new area to the existing sidewalk. Terry mentioned that in the past grinding was done to the raised areas to eliminate the problem, and recommended that this technique be used again. The Board discussed the pros and cons of the two methods. Following the discussion it was moved and seconded that Scott Meunier be authorized to do the work using dowels as proposed. Motion carried 4-1, with Terry Reimer voting against.

Gail reported that she had met with a representative from Mono Works, provided them with a copy of Kathy Crain's plan (which they thought was well presented), and discussed the possibility of them doing some landscaping early next spring. Gail said Mono Works expressed deep interest in doing what the HOA wants done and working within our budget. They felt that expanding our existing beds at the entrance to the complex was the best place to start and then work into the complex in the following years. Mono Works is prepared to do sprinklers, but recommends the water work be done on a Time & Materials basis.

Gail said she felt comfortable with them as they came across as sincere, honest, and knowledgeable. She proposed a possible 5 year plan and doing the work in stages. The Board discussed the first project and the consensus was it should be in the area near the sign and entrance to Wildflower. The idea is to expand the two smaller beds into one large bed and plant drought tolerant, plants native to the Eastern Sierra.

Ron Thompson asked Steve Schwind if he had any experience with Mono Works and Steve said he has never worked with them but as far as he knew they have a fine reputation. Gail remarked that Nancy Bristow owner of Unit 43 has known Mono Works for a long time and thinks highly of them.

Ron asked if the HOA has received other bids. Gail said the Board had received quotes from Evergreen Landscape last year, but the company is small and not equipped to handle an ongoing project like ours. Steve Schwind also talked to Manny, another capable landscaper, but he's not been available recently, because of a big job he's doing for the Town of Mammoth Lakes.

Ron asked clarification where the work is going to take place; it is to be near the main entrance a large area approximately 10x20 near the tennis court, laundry room, and managers unit. Ron recommended that additional small areas identified by Kathy be included, and also rework the sprinklers at the same time. Steve suggested that we plant flags where the sprinklers will go and outline the area to be done. Ron said a representative area is needed, one large enough to show what Mono can do. He said the HOA needs to be ready to move forward in the spring because the water situation is not getting any better.

The Board discussed the work which was done by Earl Henderson and how practical it is to contract with him to implement one phase of his plan. Concern was expressed if Henderson has the capability of doing landscaping considering that his focus has been on reworking the sprinkler system.

Following discussion it was agreed that the President will follow up and get a proposal from Mono Works for expanding the beds and updating sprinklers in those areas, the areas that Earl Henderson outlined in front of the tennis court and along Sierra Nevada Road, and the grass area adjacent to units 9-12 near the parking lot.

Gail brought up the tennis court repair/replacement which was observed when the Board walked the grounds on September 1st. Steve Schwind said Rick Borges of Black Gold does a lot of work in Mammoth including Wildflower and he promised to provide an estimate before the Annual budget meeting.

The Board discussed the use of the tennis court and the priority of doing the repair. Everyone agreed that getting a price is a good idea; when the work is done depends on the price and availability of funds. Ron asked if any homeowners had complained about the condition of the court. No one has received any complaints.

Gail reported that one of the owners, whose unit for sale, has discussed with her the possibility of making the August payment on a monthly basis. The Board discussed the pros and cons and agreed to let the owner pay on a monthly basis for the next three months and also rescind the late fee. The motion was approved 5-0.

The Chief Financial Officer stated that there is need for a clearer policy regarding people paying their assessments on a monthly basis. The Board agreed to discuss this issue in the future.

Gail brought up the question of the status of satellite dishes and the number in the complex which the Board has talked about in the past. A recent survey by Grant shows there are 20 satellite dishes (17 DirecTV and 3 Dish) now on the buildings or roofs. The Board discussed how to address the issue. Ron brought up the fact that this had been discussed by the Board in the past but nothing was done. The Secretary said our legal counsel had provided an opinion on the subject and Andy agreed to again send out the material to everyone. Terry suggested that the Board review the material and take up the question at a future board meeting.

Danielle Battut was only able to attend the meeting until 6:55 as she had another meeting to attend.

Terry asked if Steve had obtained Certificates of Insurance from all the contractors and Steve said he had.

Terry brought up the new light in the BBQ/pool area which is to be installed soon. He suggested that it be put it on a timer with or without a photo cell so it goes off at 10:00pm. After discussion, the Board unanimously agreed that this be done.

Terry reported that he had looked at the concrete deck of Unit 47 and although it is structurally sound there is some spalling. Steve said Scott Meunier look at it and estimated it would cost \$2500 to replace. Terry thought we paid \$3500-\$4000 for the previous replacement decks in the past. Ron commented that we really should consider full replacement as adding a 3" top to the existing deck might not be much cheaper. Gail agreed. Steve was asked to double-check the price so the Board can decide what to do in the future.

There being no further business the Board adjourned at 7:20 p.m.

APPROVED BY THE BOARD ON NOVEMBER 5, 2014