

**Minutes of the Board of Directors
Annual Wildflower Homeowners Association Meeting
August 31, 2014**

The Board of Directors and a quorum of the homeowners met at the Shiloh Inn in Mammoth for the Annual Meeting of the Wildflower Homeowners Association. Notice of the meeting had been advertised, and an agenda had been prepared for the meeting and sent to all Homeowners. The purpose of the meeting was to provide an update to the homeowners and to elect officers to the Board for 2014-15.

The Board members were in attendance at 1:10 pm: Gail Otter, President, Terry Reimer, Chief Financial Officer, and Andy Lazzaretto, Secretary. Vice President Tracey Neal was unable to attend.

President Otter welcome all in attendance, introduced the Board and asked those in attendance to introduce themselves. Gail also announced that the Board would be doing a walkabout of Wildflower in the morning tomorrow (9-1-14) at 9:00 a.m. and would also hold an open board meeting at 11:30 a.m. and invited anyone who wished to attend to do so.

Terry Reimer explained that ballots were about to be counted and invited anyone who had not submitted their ballot to do so. Catherine Reimer and Jean Silliman were asked to canvas the ballots.

The President briefly summarized the last annual HOA meeting and explained that minutes of all open meetings of the Board are posted and accessible on line at: <http://www.wildflowermlhoa.com>. Gail thanked Debbie Hill for her help in keeping the website up-to-date and looking so well. She went on to summarize the projects which have been completed during the past year, and include: Installing new non-slip floor coatings in the bathrooms, staining the exteriors of all the buildings, installed two metal treads on each of the stairs to the second floors of all the buildings, had the chimneys swept and serviced the pellet stoves for the owners which asked for and paid for the additional service, and for the first time the Board adopted Rules and Regulations for the HOA.

President Gail said that the Board intends to continue upgrades to Wildflower in the coming year and wants to pursue the following improvements: correct the drainage problem at the pool, clean-out the dry sumps in the parking lot, make landscape improvements to the grounds, and continue taking actions which will reduce water use at Wildflower.

Gail said that making landscape improvements is not an easy process. She explained that the Board has been reviewing options, but she assured everyone in attendance that the Board is committed to making improvements in the coming year. The goal is to have a plan in place this fall so the improvements can begin early in the spring of 2015. Gail recognized Kathy Crain and the plan she did for Wildflower a few years ago; the President said the Board is pursuing the best way to implement that plan.

Gail reminded all that an updated contact list has been sent out in the spring. Some owners have not yet provided an email address. It is the owners choice whether or not to provide their email, but it is helpful to have the information. If owners want to provide the address please send it to Cindy Butner or to her.

CFO Terry Reimer provided a budget update and financial status report. He stated with the foreclosure of Unit 75 the HOA made a slight profit once the unit was sold and the costs for selling the unit, legal fees, past due assessment, etc., were deducted. Earlier this year there was another default on dues payments, but the Board worked quickly to assure that the debt did not get too large; eventually the unit sold and the HOA recovered all past due assessments and legal fees.

The CFO announced that the budget for the past year was concluded in fine shape. Compared to the projected budget, the expenditures ended up running a little under budget primarily due to another mild winter; snow removal and propane usage was less than expected. In fact, there was some carryover which was used to balance the current budget. The cost to upgrade the bathrooms cost more than expected, some roofs were repaired and there was an unexpected sewer back-up which had to be fixed. Overall, based on the Reserve Study and the funds held in reserve, the HOA is in good financial shape, even though annual assessments were not raised.

As for the current 2014-15 budget: although we are only three months into the fiscal year which began on May 1st, on the whole the HOA is in good economic shape and the budget is where it ought to be. Terry explained that the Board set up a Contingency Fund about 6 years ago to take care of unexpected expenses and to capture funds for projects which were not able to be completed in one budget year. That fund is treated like the reserve fund for capital projects. For example the funds earmarked for landscape improvements this year will be carried over to next year.

The President introduced Grant and Alicia Duff the new on-site managers. They have been at Wildflower since July and have been doing a great job. Gail said Steve, Carolyn and Jorge jumped in after Shane and Jennifer left and thanked them for their help. The complex is looking much better and getting better.

Gail encouraged everyone with a problem to contact Steve or her directly. Gail thanked all who participated in the Work Weekend. It was suggested that we have a second weekend for those who can't make the first. Gail said that we'd look into it.

Gail reminded all that the inside of the unit is their responsibility. Don't ask Grant and Alicia to help you with personal items. If someone wants something done, the first point of contact should be Steve or Carolyn. They will refer the item to either Grant or the Board or take care of it themselves.

One of the homeowners asked that the pool gate be modified because it is too heavy. He stated that It needs to go before there is a problem. Another person said too many outside people are using the pool and suggested that combo locks be installed to solve the problem. Many others chimed in that something needs to be done about the intruders!

Gail said that Grant is monitoring the pool very closely. The Board is aware of the access problem and is looking at solutions. She said that new signs had been designed and installed on the gates; the signs are very large and hopefully will help curb the problem. Gail said that the Board has discussed putting combo locks on the gates; the Board is weighing the pros and cons of installing the combo locks. She said since Grant has been the manager he is really on top of checking to see if people belong or not.

Someone asked about how the management of Wildflower works and who they should call if they have a problem? Gail reiterated that the best person to call is Steve Schwind at High Country Management. High Country hires the on-site manager and is responsible for responding to problems. They have a 24 hour hotline and if Steve or Carolyn are not available there is someone to answer calls and refer problems, for example to Grant and Alicia. So, call High Country when you have a problem.

Someone asked how the Board is going to enforce the Rules and Regulations. Secretary Lazzaretto explained the Board has adopted a policy which calls for giving people ample warnings and opportunity to comply. If people do not pay attention to the warnings, then the Board will send a letter asking for compliance. As a last resort, the Board can impose fines for those owners and residents who ignore the Rules.

Steve Schwind gave a report on water consumption at Wildflower which despite reductions, is still above averaged in the amount of water used. Wildflower needs to continue to conserve and reduce consumption.

Gail mentioned that this one of the main reasons that the Board is actively looking at developing a reliable landscaping plan the complex? The Board is looking at developing a plan. Earl Henderson and others are helping us and we are seeking outside help.

A request from the audience was made to improve the election process so homeowners do not have to sign the exterior of the ballot and reveal their identification. A double envelope for the election ballot was suggested. Gail said the Board would look into this with Cindy Butner.

One of the homeowners asked about the fireplace issue due to pyrolysis. The President stated that Wildflower does not seem to have the same problems others buildings in Mammoth had. Gail said that she'd spent hours on the phone speaking with Harvey Place President of the Mammoth Creek HOA about their process of implementing the mandatory retrofitting of the fire place chases. Mammoth Creek had to change their CC&Rs to do the retrofits and did not allow pellet stoves. She said that Mammoth Creek gave the homeowners 3 options of fireplaces and stonework and the cost ranged between \$10,000 and \$15,000 per unit. Gail explained that the only way Wildflower could do what was done at Mammoth Creek is to change our CC&Rs. The Board decided not to change the CC&Rs or take responsibility at this time. The responsibility for meeting the City ordinance still rests with individual homeowners.

One of the homeowners said they could not find an approved tarp to cover their fire wood; Gail suggested they visit: <http://www.tarpsplus.com>.

Catherine Reimer of the canvassing committee announced the election results and that five people were elected; Gail Otter, Danielle Battut, Ron Thompson, Terry Reimer, and Andy Lazzaretto.

At 3:00 p.m., the Board adjourned into Executive Session to discuss contract issues and election of Board officers.

At the conclusion of the Executive Session, the Board reopened the regular meeting at 3:45 p.m.

The Board discussed the HOA officers for the coming year. Following discussion, a slate of officers was nominated for the 2014-15 year:

Gail Otter, President
Ron Thompson, Vice President
Terry Reimer, Chief Financial Officer
Danielle Battut, Member-at-Large
Andy Lazzaretto, Secretary

There being no further nominations, it was moved by Andy Lazzaretto and seconded by Terry Reimer that the above slate be approved. The motion carried unanimously.

There being no further business, at the request of the President at 3:55 p.m. the meeting was continued to September 1, 2014 at 11:30 a.m. at the Wildflower pool area.

APPROVED BY THE BOARD ON September 17, 2014