

**Wildflower Homeowners Association
Minutes of Board of Directors Meeting
June 26, 2013**

The Board of Directors met and the purpose of the meeting was to review several work projects and discuss other items of interest to the Homeowners Association.

The Board members in attendance at 7:00: Tracie Neal, President, Terry Reimer, Treasurer, Gail Otter, Vice President, and Andy Lazzaretto, Secretary. Michael Seiffert, Director was not available.

President Tracie Neal opened the meeting and Treasurer Reimer advised the Board that an Increase of \$85 per month was received from Steve and Caroline at High Country Management to cover increase in health insurance costs for the on-site managers. Reimer pointed out that the management company had not received an increase in the last two years. After discussion it was moved by Reimer and seconded by Otter that the increase be approved; motion carried unanimously.

There was a discussion about irrigation around Wildflower. Terry Reimer suggested that we cut-off irrigation to those areas where nothing will grow. It was pointed out that the area near Unit 27 gets a lot of dust because the sprinklers were off and the grass disappeared; he asked that something be done. Item was delayed until further information; Terry will speak with Shane Galbraith and find out if the sprinklers can be reactivated in the area ASAP.

Reimer brought up the status of the Unit 75; the HOA is now on title due to a Trustees Deed of Sale action. He has contacted One West Bank. Action to pursue a Quiet Title action which is necessary will take 3-4 months. Otter moved and Lazzaretto seconded to authorize Terry Reimer to work with our attorney and get the process started to secure clear title; list unit at \$165k with Joanna Forsyth at Sierra Properties; approve \$400 for Gail Otter to make the unit presentable/saleable. Motion carried unanimously.

The Board had secured bids from three contractors to do concrete work throughout Wildflower; a project which had been approved at the Annual Budget meeting. The Board discussed the 3 bids thoroughly. Following discussion Neal moved and Lazzaretto seconded to give the work to contractor Diener who has done satisfactory work for the HOA in the past. Motion carried unanimously.

The Board had secured bids from three contractors to do the tile work for the bathroom remodels. The Board discussed the 3 bids thoroughly. Following discussion Otter moved and Reimer seconded to give the work to Baldassi Tile at a price not to exceed \$11,000; Gail Otter was authorized to complete the contract details with Baldassi. Motion carried unanimously.

Board discussed when to begin remodeling the bathrooms. Following discussion it was agreed that the work would begin immediately after Labor Day weekend.

Board discussed when to begin the concrete work. Following discussion it was agreed that the work would begin when it was least disruptive to the units where the entry ways are to be replaced. Gail Otter was tasked with contacting Diener and Shane Galbraith and working out an acceptable schedule. If necessary it will begin after Labor Day weekend.

Following discussion the Board confirmed that Black Gold is going to do the asphalt work beginning August 23rd.

There being no further business the meeting was adjourned at 8:30 pm.