

Wildflower Homeowners Association
Minutes of Board of Directors Teleconference Meeting
July 16, 2014

The Board of Directors met in open session via conference call to discuss various issues related to maintenance of Wildflower and the upcoming Annual Homeowners meeting.

The Board members in attendance at 6:30 pm: Gail Otter, President, Terry Reimer, Treasurer, Tracie Neal, Vice President, and Andy Lazzaretto, Secretary. Board member Alisa Powell has sold her unit and resigned from the Board.

The President opened the meeting and asked for suggestions for the agenda for the Annual HOA meeting scheduled for September 1, 2014. Among the suggestions: Announce that the Rules and Regulations have been adopted and became effective on July 1st; Update everyone on the study being done by Earl Henderson; Status of the budget; Proposed work projects for 2014-15; Update on projects completed in 2013-14.

President Gail offered to draft the agenda and send it out to the Board for comments.

The Board discussed the work Earl Henderson is going and the progress he's making. Illness has slowed the study and delayed any work to be done in 2014. Terry Reimer reminded the Board that the sprinklers are turned off by October 15th, so there is almost no chance to do work or spend the budgeted \$15,000 before cold weather sets in.

Vice-President Tracie Neal announced that she will not be running for the HOA Board for the coming year. She stated that her unit is for sale and will not be able to serve when the unit sells. The Board, wished her well and thanked her for all the years of effort she devoted to Wildflower!

Gail advised the Board that she'd been approached by the owner of Unit 47 and he asked that slab in his patio be replaced. She said that the owner of Unit 7 also asked that their front deck be replaced. After discussion Gail, Terry and Andy agreed to do a walk-thru of Wildflower over the September 1st weekend, include on-site manager Grant Duff, and make a list of items that need attention or replacement.

In response to questions from the Board, Gail stated that work has been done to spiffy-up the Manager's unit including: dry walled the washer and dryer area; replaced baseboards in bath; cleaned the carpet; replaced hinges in some cupboards.

Gail advised the Board that the a lot of outside people are using the pool and spa on a frequent basis. She related her observations and conversations with Grant Duff. She suggested that a new keyless locking system be installed on the pool gates. Gail estimated that it would cost \$400-\$500 for each gate, plus installation costs. Including the services of a welder the total cost might be \$1,500. Terry and Tracie said that this is an historic problem with ebbs and flows. Terry recommended that signs be posted, e.g. "Homeowners and Guests only", and that the Board delay action on the keyless entry system.

Following discussion the Board agreed to ask Steve Shwind to post new signs and table action on the lock question until the September 1st meeting.

The Board discussed the fact that there are only 4 board members with the resignation of Alicia Powell. Following this discussion, the Board opted to not appoint someone to replace Alicia Powell, but rather to wait for the upcoming election of Board members in September.

The Board discussed the sudden recent passing of the husband of Cindy Butner. After the discussion, the Board agreed to donate \$500 to memorial fund set-up in the name of Mr. Butner.

There being no further business the Board adjourned the meeting at 8:10 P.M.

APPROVED BY THE BOARD ON August 31, 2014