

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

The Board of Directors met in open session in the pool area to discuss management policies and issues related to the Annual Wildflower HOA meeting to be held later in the day.

The Board members in attendance at 9:30 am: Gail Otter, President, Terry Reimer, Chief Financial Officer, and Andy Lazzaretto, Secretary. Board member Tracie Neal was not able to attend the meeting.

Steve and Carolyn Schwind and on-site manager Grant Duff joined the meeting.

President Otter opened the meeting by stating that the grounds of Wildflower are looking much nicer and the watering system seems to be performing better. She thanked Grant for pitching in and helping to do the work.

Steve thanked the Board and mentioned that a record turnout for the Annual BBQ is expected later in the day.

The Board discussed the drainage improvements in the pool deck, including installing electrical tape in the proposed dry sump. A discussion ensued on how to provide electricity to the area and the need for a junction box near the sump. Following discussion, the Board agreed that the electrical could be run using exterior conduit on the inside of the pool house wall, and that a junction box will be placed flush on the exterior wall above the sump. Later it was also agreed that an exterior light on a motion detector would be placed above the BBQs to give light when people are cooking. Motion carried 3-0.

Steve Schwind said that estimates had been obtained from a contractor to clean-out the two large dry sumps in the parking lot east of the pool. Steve said the contractor volunteered to shoot the grades around the sumps to determine the existing drainage patterns in the parking lot. Following discussion the Board instructed Steve to move forward with cleaning out the dry sumps and getting the grades in the parking lot. He was also asked to obtain grade information for the swale west of the dry sump and south of the pool to determine if changes are needed in this area. Motion carried 3-0.

The Board discussed the pros and cons of removing the large tree which is north of and just outside the pool area. Steve pointed out that the tree is causing damage to the pool deck and several contractors, including Beveridge, recommended removing the tree before it does more damage to the pool. Steve said it will cost approximately \$3,000 to remove the tree and stump.

President Gail reminded the Board that a walkabout of the grounds is going to take place on Sunday September 1<sup>st</sup> at 9:00 a.m. She suggested that the Board hold a follow-up board meeting at 11:30 a.m. to discuss maintenance issues. There being no objections, Gail said she would make the announcement later at the Annual meeting.

The Board discussed the procedures to be followed when issuing violation letters regarding the Rules and Regulations. The President asked that the Board have a chance to review the letters before they are sent. Also, copies will be sent to Cindy Butner so a record of the violation is on file.

Steve Schwind voiced his concern that the Board is going to get a lot of negative comment at the annual meeting from the homeowners regarding the newly adopted Rules and Regulations.

The Board generally discussed a series of issues regarding the HOA including the new metal stairs, the new signs that have been posted at the pool, use of the pool by outsiders, and the need to notify City police when trespassers are encountered.

President Otter brought up the landscape concepts that Kathy Crain developed and the sprinkler report which Earl Henderson is working on. Gail said that Earl has been ill, but has just sent a brief report. She also mentioned she has been investigating a landscape company called Mono Works that does planning and installation. Gail suggested that the Board have them look at Kathy's plan and Earls report and obtain a professional opinion on how to proceed. Terry mentioned that he would be supportive of compensating Mono Works a small amount to cover their costs of visiting Wildflower and giving their expertise. The Board agreed that having a landscape plan in place before beginning work is very important and that the concept should be brought up at the Annual meeting.

Following discussion the Board voted to support contacting Mono Works and discover what it would cost to pursue an overall landscape plan for Wildflower. Motion carried 3-0.

There being no further business the Board adjourned to an open meeting at 10:30 a.m.

**APPROVED BY THE BOARD ON , September 17, 2014**