

**Wildflower Two Association of Unit Owners  
Board of Directors Meeting  
January 30, 2009  
Momeni West Linn Home**

These minutes will be approved at the next Board of Directors Meeting.

**Directors Present:** Rod Englert, Ruth Jenkins, Gary Lorenz, Ali Momeni,  
Bob Raths

**Management Present:** Joanna Johns

**Owners Present:** John Warrick

**Call to Order**

President Rod Englert called the meeting to order at 10:21 A.M.

**Approval of Minutes**

*Upon motion duly made, seconded and unanimously approved, it was:*

**Resolved:** to approve the minutes of the October 18<sup>th</sup>, 2008 Board Meeting. The minutes of the Annual Meeting were reviewed and will be approved by the owners at the 2009 Annual Meeting.

**Financial Report**

Treasurer Ruth Jenkins reported on the financial condition of the association as of December 31, 2008. The Profit and Loss Report, Balance Sheet, Reserve Plan and 2009 Budgets Reports were reviewed. Garbage expense is slightly higher than budgeted due to an increase in cost. Ways to reduce garbage expense were discussed. Joanna to consult with Garbage Company for assistance in defining best method. Snow removal was over budget for 2008 and under budget for 2009. Grounds maintenance expense was over budget in 2008 due to stump grinding. Chimney cleaning will be done in spring with checks paid by the association and if cleaning is needed, the cost of cleaning billed to the owner. In the A/R there is one delinquency that was discussed. Collection action has been taken with a payment plan. Ruth thanked Tony Cunha for his financial work and the easy reference points his reports provide.

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**Manager's Report**

**Project Update:**

1) Phase Three Stair Replacement Project  
Project completed in early winter. No ice melt signs and sand buckets with scoops placed at each unit. Sand now being checked twice a month and changed or added to as needed by Randy Parmele. To date all feedback has been positive.

**Action Plan Update:**

**ACTION PLAN from October 18, 2008 Annual Meeting**

- 1) Dead trees at Unit 48, 34 and 29 to be removed **done**
- 2) Light replacement at Units 54 and controller reset for later time **done**
- 3) Jean Cleaves BBQ mat; Englert Wood Storage Rack **done**
- 4) Concerns regarding bees and pine needles under upper deck boards **done**
- 5) Discussion about roof structure over upper deck and repair of upper deck **1/30 agenda**
- 6) Dry rot in center posts in Phase 2 Units \*\*
- 7) Possible black mold on upper deck of Unit 48 (bleach spray) \*\*
- 8) Ray Cook to go on computer and review bylaw copy with Joanna **done**
- 9) Caulk Unit 31 window for leak **done**
- 10) Treat Unit 32 dry wood upper deck on three window frames **done**
- 11) Unit 48 upper deck repairs needed \*\*

\*\* 6, 7 and 11 on Randy Parmele Spring To Do List

**Operations Report:**

1) Snow Removal 2008 – 2009  
December 2008 saw more snow removal through the holidays and then as we moved into 2009 and the New Year the snow fall dropped off and to date we have not had removal expense for the new year yet. That can change of course through spring. February and March can be significant snow accumulation months.

2) Spring Start-up Services for Landscape  
I will walk the site with Robert Klaver in early spring to point out the issues we want to address in the grounds maintenance program as a reinforcement update for the written To Do Report he will receive from me in March. Stump grinding clean-up of chips and hole repair, dry areas, water needs, etc. will be included.

3) Unit 36 Pathway  
Try as I might, I was unable to get the pathway installed before the snow flew. Both Randy for the fence work and Dick McMillan will be asked to make this a top priority as soon as the weather allow and Kim is advised.

4) Entrance Sign Options  
A spring project.

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5) Roof Leaks

To date we have had one roof leak and one skylight leak both addressed by River Roofing.

6) Light Boxes Phase 3

Light boxes and some fixtures are being replaced in Phase 3 units. It was discovered by a SR Resort houseman that a light box was burned inside due to a high wattage light bulb and too close proximity of the fixture to the sides of the box. Upon investigation I found more boxes in this condition, some with metal sheathing inside and some ok. All boxes are being built in the larger configuration used in the other units and some fixtures that are too closely placed next to the siding are being replaced to avoid a potential fire hazard.

**Current Business**

Bylaw Recording

Joanna to check minutes of 2000 board meetings for vote result on by amendment and check with Tom Wolf on statute of limitation regarding recording.

SROA Bike Path

No changes or updates. SROA Public Safety Committee dormant at this point.

Swimming Pool Property Update

No change or update. Board still interested in future potential of the asset.

Engineer Study for Phase 2 Third Story Decks

The Board approved a study with the following parameters:

- 1) Possible temporary seasonal cover
- 2) Establish useful life for reserve plan
- 3) Door evaluation based on directional opening

Joanna to obtain WFI plan from SROA.

Carey Huber's engineer recommendation to be utilized for study. Joanna to write a work order and obtain cost estimate for study first.

**ACTION PLAN**

- 1) If A/R delinquency not received on time collection action to begin. Johns
- 2) Resolve check issue for legal fee between WF I and II. Cunha
- 3) In spring do power wash and seal of 14 units in Phase 3. Johns
- 4) Joanna to research 2000 minutes for bylaw vote. Consult with Wolf on limitations for recording.
- 5) Garbage: reduce cans from 4 to 2. Extra collection schedule for high occupancy days. Johns  
Ask company to design low profile efficient collection system.

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|---|---------|
| 6) Engineer study letter defining work parameters.                                  | Johns   |
| 7) Light boxes on back of units need to be inspected and replaced on Phase 3 units. | Johns   |
| 8) Newsletter to ask owners to use low wattage light bulbs.                         | Jenkins |
| 9) Asphalt repair of dips in roadway when funding available.                        | Hold    |
| 10) Chimneys cleaned in 2009  | Johns   |

Gary Lorenz reported on an SROA Owner Forum he attended regarding pool renovation plans and future development issues facing SROA. The Board thanked him for his thorough report and update.

The meeting adjourned at 2:05 pm.

**Next Meeting:** May 29, 2009 Momeni SR Home

Minutes drafted by Joanna Johns, CMCA.