

**Wildflower Two Association of Unit Owners
Board of Directors Meeting
May 29, 2009
Momeni Sunriver Home**

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

Directors Present: Rod Englert, Ruth Jenkins, Ali Momeni, Bob Rath

Management Present: Joanna Johns

Owners Present: John Warrick, Ruth Momeni

Call to Order

President Rod Englert called the meeting to order at 2:00 PM

Approval of Minutes

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

Resolved: to approve the minutes of the January 30th, 2009 Board Meeting.

Financial Report

Treasurer Ruth Jenkins reported on the financial condition of the association as of April 30, 2009. 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. Snow removal was significantly under budget for 2009 to date. Chimney cleaning is in progress through SR Resort for their rental units which comprise the largest number of units with owners being billed through their rental income. A report from the cleaner will be given to Joanna so she can get non-SR Resort units completed. Three A/R delinquencies totaling \$6000 in revenue were reviewed. One delinquent unit on a payment plan and two remaining units notified by statement.

The Reserve Plan should include third story deck covers in Phase Two, proposed garbage enclosures, ladder fuel reduction, Phase 3 rear deck light boxes and Phase Two unit rear deck post repairs. These projects are being studied and cost estimates sought. Joanna to add to plan.

Manager's Report

Project Update:

1) Phase Three Stair Replacement Project
Cracking on upper deck noted after winter on Units 53, 56 and 57. Contractor to inspect and arrange replacement of damaged sections. Clean up edges.

**Wildflower Two Association Board Meeting
May 29, 2009
Page 2 of 5**

Action Plan Update:

ACTION PLAN from October 18, 2008 Annual Meeting

- 6) Dry rot in center posts in Phase 2 Units **
- 7) Possible black mold on upper deck of Unit 48 (bleach spray) **
- 11) Unit 48 upper deck repairs needed **

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

ACTION PLAN Update from January 2009 Meeting

- 1) If A/R delinquency not received on time collection action to begin. In progress
- 2) Resolve check issue for legal fee between WF I and II. Done
- 3) In spring do power wash and seal of 14 units in Phase 3. In fall
- 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. Ask company to design low profile efficient collection system. Done
- 6) Engineer study letter defining work parameters. Done
- 7) Light boxes on back of units need to be inspected and replaced on Phase 3 units. Hold
- 8) Newsletter to ask owners to use low wattage light bulbs. Done
- 9) Asphalt repair of dips in roadway when funding available. Hold
- 10) Chimneys cleaned in 2009 In progress

Operations Report:

1) Snow Removal 2009

Minimal snow accumulation, therefore low removal costs and no roof removal necessary.

2) Spring Start-up Services for Landscape

To date the irrigation is on, the stump grindings are being replaced with soil and are being seeded, irrigation heads are being examined and renovated for better coverage and the grass is not mown this week so we can treat the enormous dandelion growth. Mowing will resume next week.

3) Unit 36 Pathway

Path fence ready, waiting for McMillan to install pathway asphalt.

**Wildflower Two Association Board Meeting
 May 29, 2009
 Page 3 of 5**

4) Roof Leaks

Date	Unit	Problem	Person who called	Solution
2008		Leak LR Kitchen area down		River Roofing Identified
11/11	27	wall/used catch towel	Gary Lorenz	w chk today caulked Flashing
12/19	26	Leak Skylight	Mike Smith	RR Iden w chk today
2009	27	Kitchen area	Gary Lorenz	RR did repair
	24	Kitchen Light	Chuck Erickson	RR did repair

5) Light Boxes Phase 3

Back deck light boxes need to be replaced as funds allow. \$75 per light for the Phase three units two lights per unit. \$1050 expense.

6) Rear Phase 2 Post Repairs for Dry Rot

Randy will attend the meeting briefly at 3 PM to discuss his solution and costs. See Current Business

7) Fence Repair

We did extensive fence repair this spring after the winter damage was assessed. Approximately \$1000 (budget amount) was spent.

8) Chimney Cleaning

Kleene Sweep is doing chimney cleans for all SR Resort contract holders and since a high majority of WF 2 owner rent through the Resort the chimney cleaner will update me with a report of units cleaned when he is done and I will complete the non-resort units based on that report. Owners pay through their rental contract.

9) Klaver completed a sensor and light source survey for Ruth, who then did a billing review based on the data in March.

10) Grounds Update Week of May 24

The Memorial Day holiday guests left and we opted to not mow the lawn this week, rather to chemically treat the dandelion and weed problem. The mowing will resume next week. Irrigation heads are being revamped and we are presently watering every other day.

Current Business

Garbage Enclosure Proposal from Garbage Company

Board resolute on low profile structures. Ruth will take another look at ideas presented by the garbage company. Board will be ready to discuss at annual meeting with the owners.

Third Story Deck Covering Proposal

Carey Huber presented a proposal for a frame and tarp solution that the board will continue to refine and study in preparation for presenting this to the owners at the annual meeting.

Second Phase Post Dry Rot Proposal

Upon close inspection these posts are the main support beam for the entire structure. Structural engineering study with weight bearing load calculations necessary as part of solution process.

Entrance Sign Design Concept

Joanna requested feedback on sign ideas. Rustic, like the Fremont Crossing sign. Joanna to take pictures of signs and make a presentation at the annual meeting of sign types. Two signs required one on either side of Island Road.

Lane Name Changes Finalized

Deschutes County adopted name changes Mashie and Brassie (golf club names) for the Wildflower Two lanes. Ruth to Google names and place on website as an information item.

Bylaw Recording

Question of feasibility to record long after fact of vote taken with legal counsel.

SROA Bike Pathway Connector

Rod reported it appears issue is moot at this time. Will continue to monitor from his vantage point on SROA Public Safety Committee, which has been converted to an ad hoc status.

Swimming Pool Property

Joanna reported Heart of Oregon Corps will clean the site in two weeks. Rod reported that the Board will continue to assess uses as time transpires and mall and economic conditions improve. The long term goal is to produce income from this asset.

Action Plan:

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|---|-------|
| 1) Send PDF file for upper story deck covering to Board | Johns |
| 2) Add projects to reserve plan after Joanna concludes bids | Cunha |
| 3) Prepare photo file of entrance signs fro annual meeting | Johns |
| 4) Contact Huber about step issues | Johns |
| 5) Contact engineer about rotted posts | Johns |
| 6) Counsel reply on bylaw recording to Board | Johns |
| 7) Wood under rear decks, #62 window and drip line repair | Johns |

The meeting adjourned at 3:45 pm.

Next Meeting: September 25th Englert Home in West Linn 11 AM (includes lunch)

Minutes drafted by Joanna Johns, CMCA.