

**Wildflower Two Association of Unit Owners
Board of Directors Meeting
May 7, 2010
Momeni Home in West Linn**

These minutes are subject to approval at the next Board of Directors Meeting.

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

Management Present: Joanna Johns

Owners Present: John Warrick, Gary Lorenz

Call to Order

President Rod Englert called the meeting to order at 12:02 PM

Approval of Minutes

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

Resolved: to approve the minutes of the September 29, 2009 Board Meeting.

Financial Report

Treasurer Ruth Jenkins reported on the financial condition of the association as of March 31, 2010. The Profit and Loss Report, Balance Sheet, Reserve Plan and 2010 Budget Reports were reviewed. Operation expenses to date are in line with projections. Snow removal was under budget this season. Landscape is over budget for the quarter due to an early spring clean in March; however expense will level in the second quarter.

The Phase Two deck post project for reserves is over budget for materials due to brackets and powder coating all being done in one batch for cost conservation. At the end of Phase Three (2012) of the project, costs will be in line as estimated in the reserve plan.

The Board approved an estimate to do a change order for the rear post on Unit 41 which dry rotted higher than the others; and for horizontal posts that are dry rotted on Units 38 and 44. Unit 36 horizontal post replacement will be the owner's responsibility per to the settlement agreement for the hot tub and was included in the estimate.

There are two seriously delinquent units. Both have liens recorded. One unit is going to judgment to begin recovery of the outstanding debt through Tom Wolf's office. All collection costs are billed to the owner as well as interest and penalties. The Board approved the next step of legal action to be taken on Unit 20.

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In 2011 the rear log supports on all units will be painted. It was agreed to place the new signs at the entrance this year.

Manager's Report

Winter Results

It was a relatively mild winter and as you can see from snow removal costs the snow accumulation at the 4500 foot level was moderate although the mountain received great snow and the skiing was excellent. Rentals held their own this winter due to the good skiing conditions. The yellow ice melt signs and sand buckets are stored. We did have four strong wind storms. Only one tree near 54 needed removal due to wind damage.

Spring Planning and Results to Date

The second phase of tree removal stipulated and agreed to by SROA is complete and a compliance letter was issued to the contractor for your file by SROA upon completion of the project. Work was performed in April. That leaves one more phase to complete next year. Ongoing inspections and removal requests are done by SROA Environmental each year however WF 2 had a backlog of needs that when completed should allow us to perform annual requests as part of general maintenance.

Fence damage, light post replacement and garbage enclosure repair have been completed early this spring due to some nice weather in March. Klaver did the big needle rake in March so the budget for grounds looks out of sync due to some early work, although he won't be back now for another few weeks which will result in a bottom line in balance with budget in May.

Chimney cleaning for non – Sunriver Resort units was completed in March with bills charged back to owners for reimbursement to the association.

SROA stipulated a new sign design for ice melt alert and the new sign has been approved for one year to be mounted next to the front door of the Phase 3 units. The cost is \$18 per sign and they will be used starting in 2011.

Unit 29 correspondence is enclosed regarding HVAC notice from SROA and the owners reply to bring the screening into compliance.

State Farm insures the condominiums. I would like to request moving the broker on account to Fred Hornback in Bend. He insures the other product I manage with State Farm, understands the Sunriver market and is a very proactive agent which I feel will better suit your insurance needs. He will attend meetings if needed and send owners information about their coverage. The present agent in Portland has had no contact with my office in the three years I have been on board.

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The question of deck support cost is in the budget area however the question of hot tub support is as follows. I met with Carey Huber last week and he would be willing to do the support work needed on the hot tub unit with the horizontal/vertical support part of the association project coupled with a center support post he and the engineer feel is required (at the expense of the owner). Tom Wolf will notify the owner in terms of the settlement agreement.

Action Plan Update

ACTION PLAN from October 2009 Annual Meeting

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|--|-------------|
| 1) Look at cross logs on some units that are splitting
done | Johns |
| 2) Add deck support braces to rear posts like Phase 3 | Johns |
| 3) Add wildflowers at new signs | Johns |
| 4) Unit 38 carpenter ants
done | Johns |
| 5) Brooks to work on carport garage ideas | Greg Brooks |
| 6) Unit 48 dead tree leaning – remove
done | Johns |
| 7) Yellow Jackets Units 48 and 52
done | Johns |
| 8) Follow up on heat pump screens that are missing (29)
done | Johns |
| 9) Use Skype for conference calling | Johns |
| 10) Send Ruth updated email list and engineer plans in PDF
done | Johns |
| 11) Repair chimney rock on Unit 26
done | Johns |

The annual meeting is scheduled for October 23. I will book the Sunriver Library three months before the meeting, which is their new rule. It is on my calendar on July 23 to make the booking.

Current Business

Swimming Pool Property

Rod reported no change in the status at this time. Joanna will have Heart of Oregon Corps clean and weed this area this summer as well as the driveway shoulders on the Abbot Drive side of the property.

Unit 36 Hot Tub Support

Joanna notified Mike Smith the rental agent for this unit, the owner and Tom Wolf of the concerns she has for the condition of the deck supporting this tub. She discussed it with Carey Huber and he suggested that when the verticals are replaced the owner replace the horizontals and do a center support post. The owner requested a copy of the

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engineering study. The Board resolved to provide the report to the owner at a cost of \$250. The Board also stipulated they require their approval of any changes or design to be done prior to start of construction. Joanna to provide all information to Tom Wolf to ensure all action is in accordance with the settlement agreement.

State Farm Association Policy

Upon motion made, seconded and unanimously approved, it was

Resolved: to transfer the administration of their policy from Rich Ranf in Portland to a local Bend office managed by Fred Hornback.

Unit 27 HVAC Application

The Board requested Unit 27 submit a plan for the HVAC installation Bill Sakagawa submitted to SROA DRC this week. It requires Board review and approval of plan and screening, not just a board member approval statement. The screening should match Unit 21 which has a roof top and siding that matches the exterior of the condominiums.

Action Plan:

- All owner email notification that the unit circuit breakers may have aluminum wiring and should be checked and maintained to avoid a fire hazard; all exterior changes must be approved by the Board; paint on the rear posts will occur in 2011. JOHNS
- Notify Carey Huber to proceed with Unit 41 and 38 and 44 posts. Unit 36 to also be included in vertical repair with horizontal and deck rebuild part of settlement agreement. JOHNS
- Notify Fred Hornback of insurance policy administrator change. JOHNS
- Order new entrance signs JOHNS
- Pre-annual board meeting to be held at MH 38 office at 10 am on Oct 23 JOHNS
- Order new ice melt signs to be installed at front doors on Phase Three per SROA DRC ruling JOHNS

The meeting adjourned at 2:10 pm

Next Meeting: Pre-Annual Board Meeting at MH 38 October 23 10 am
Annual Meeting October 23, SR Library, Noon (lunch provided)