

WILDFLOWER/SUNRIVER II
ANNUAL MEETING AGENDA
SEPTEMBER 26, 1987

1. Roll Call and Certification of proxies.

- * 48 UNITS #19-66
- * Quorum is 50%

2. Presentation and Proof of Notice.

- * Notice was mailed August 14, 1987

3. Status Reports:

- * Landscaping - Spring Cleanup
 - 1987 Activities
 - 1988 Plans
- * Roofing Repair - Roof and Chimneys
- * Board of Directors Meeting
- * General Maintenance Activities

4. Financial Report From Treasurer:

- * Final Statements for 1986 and ytd thru August, 1987
- * Projected 1987 Results versus 1987 Budget
 - Insurance
 - Roof expenditures including chimney
 - Phase III steps
 - Timeshare Assessment non payment
- * 1988 Budget Presentation
 - Insurance premium uncertainty
 - Timeshare shortfall
 - reserve requirements and Special Assessments
- * Financial Notices per by-laws
- * Property Manager selection

5. Unfinished Business:

- * Landscaping - any further items
- * Roof/chimney work-and further items
- * Merger of Wildflower Associations

6. New Business:

- * Open to floor

7. Nomination to Board:

- * Present status : Chairman - Howard Wiggett term through 1988
Treasurer- Ken McLeod term through 1988
Secretary- Ron Gietter term expires 1987
- * Secretary Position: Election for 1988 & 1989
 - ** Board Nominee: Ron Gietter (Unit 27)
 - Other Nominee: none
 - Final Vote: All in favor

8. Motion to Ratify Board Actions: D. Barnes/C Beardsley

9. Adjournment:

- *Motion by: D Barnes Second: C Beardsley

WILDFLOWER/SUNRIVER II - AGENDA DETAIL
SEPTEMBER 26, 1987

Stephen O'Rourke

1. Roll Call and Certification of proxies.
Association is comprised of units #19
through #66(48 units) Phase I 19-40
Phase II 41-52
Phase III 53-66

Stephen O'Rourke

2. Presentation and Proof of Notice.

3. REPORTS:

Ron Gietter

Landscaping:

- Spring Cleanup
- 1987 Activities
- 1988 Plans
- Wildflower Update
- Rock Border
- Fence Repair/Removal

Howard Wiggett

Roofing Repair:

- Chimney area
- Flat roof
- Deck/roof area

Stephen O'Rourke

Board Meeting/Walk Throughs:

- September 20, 1986
- April 25, 1987
- May 23, 1987
- June 15, 1987
- July 9, 1987
- August 29, 1987

Stephen O'Rourke

General Maintenance:

- Spring Cleanup
- Chimney Sweep/Woodstove Inserts
- Signs/Parking Signs
- Light Fixtures
- Phase III Steps

Ken McLeod

4. Financial Report:

- review of 1986 and YTD-08/31/1987.
- Statement shows that we ended 1986 a negative balance of \$ -63.00 compared with \$2105.00 in 1985.
- The projected 1987 financials show that we have a negative balance of \$ 1150.00 without roof repair/replacement.
- On page 4 is a proposed special assessment of \$400.00 which will build up a depleted reserve fund. This reserve fund will be used to continue roof repair and replacement and step repair.

Ken McLeod

- Notices to be read per Bylaws

(a) Reimbursements made to Directors through August, 1987 were;

K. McLeod \$ 269.85 for a Directors Meeting and Association supplies.

(b) Association Manager engaged under Contract by Wildflower II AUO;

Ridgepine, Inc., Sunriver, Oregon

Howard Wiggett

5. Unfinished Business:

- Landscaping
- Roof and chimney repairs
- Merger with Wildflower I

Howard Wiggett

6. New Business:

- Open to floor.
- Wood/Bike storage

Stephen O'Rourke

7. Nomination to Board:

- Secretary Position -

(a) Board Nominee is Ron Gietter-Unit 27
Second from floor_____

(b) Other Nominee_____ .
Seconded_____

(c) Aye_____Nay_____

Owner_____ Motion

8. Ratification of actions by the Board during the past year including all expenditures for reserve and operating costs.

(a) Second_____

(b) Aye_____Nay_____

Howard Wiggett

9. Adjournment:

(a) Second_____

(b) Aye_____Nay_____