

WILDFLOWER/SUNRIVER II ASSOCIATION
ANNUAL MEETING
Held in Great Hall, Sunriver
September 17, 1983

Present at the meeting: R. Gietter #27, D. Barnes #31, R. Erlandson #37, B. Bourdeau #41, K. Jensen #43, H. Wiggett #44, K. McLeod #45, D. Busch #46, Bill Futrell and Karen Giffin representing Ridgepine.

Proxies returned: #19, #21, #24, #25, #28, #29, #30, #32, #33, #40, #49, #50, #51, #54, #55, #56, #58, #59, #60, #61, #62, #64, #65, #66.

Of the 48 units, 8 were present and 24 by proxy totaling 32. Thereby a quorum was reached and meeting commenced at 1:05 p.m.

Proof of notice was presented. Notice of meeting was sent August 15, 1983.

LANDSCAPING

Ron Gietter reported on bids obtained for the sprinkler system. They were obtained from Deschutes Environmental Services, Torii Gardens and Homestead Landscape Co. Homestead's bid was approved and system was completed in July. Tom James was representing Homestead Landscape. There was a problem with cut electrical wires while trenching was being done since wires were not buried according to code. The wires are now buried two feet deep in a straight line along the fence.

The sprinkler system will need to be winterized in October. In April Homestead will start up the system, tune and adjust heads as required. A certified test of the backflow valve will also be done at that time.

Tom reported on the landscaping being done at Phase III. Fill dirt was required and North Shore, the developer, supplied the dirt at no cost.

Area of units 53 - 66 received spraying, clean-up, minor grading of open spaces, foundation berms, fertilization and application of wildflower and meadowgrass seed. A rock splash was also installed under eaves of these units to eliminate staining of siding. A follow-up fertilization and top seeding of wildflower seed is included in this work and shall be done around October 15th. In April this area will again be fertilized and a follow-up with feeding every three months. Weed eradication will be done at this time if required.

Recommendations were given on continuing renovation of all common ground meadow areas. This would involve treatment of the existing clover and vegetation with herbicide, mowing and removal of excess vegetation, fertilization, seeding, and mulching in all amendments and seed. This would result in good foliage growth and good color as seen at Wildflower I. The optimum time to do this work would be in late May.

Entry plantings have been proposed for five selected units from 19 - 40. Areas selected are plant beds between where the sidewalks split. These plantings would provide pleasant seasonal foliage color.

Units 41 - 52 would require similar treatment. Entry plantings in the area of the new meadow are in need of some replacements and fresh bark.

Minor replacement of damaged and/or decaying rails and posts was done.

Unit #37 had been having problems with sprinkler water hitting their bedroom window. Also reported was some Canadian Thistle popping up. Tom is to correct these things. The Association's landscaping plan is to be based on a three-year revolving effort addressing the three phases in sequence.

Thanks is given to Ken Jensen for weed eating and general clean-up of the grounds.

Spring clean-up day was held April 23rd. An alternative method is being researched for the refuse bin doors.

ROOF REPAIRS

Roof repairs involved in suit action have been completed. Satisfaction papers will not be signed until the wet season passes and we have the opportunity to see the results under wet conditions.

POOL AREA

It was suggested the pool area be donated to the Sunriver Nature Center (a non-profit organization) for use as an experimental growth area. A donation stipulation would be included stating if the Nature Center ceased to exist or gave up the land, the land would revert back to Wildflower II owners. This proposal will be sent to the membership for a vote after the Board confirms the tax benefits for the owners with our financial accountant.

FINANCIAL REPORT AND BUDGET

The 1983 financial reports and 1984 budget were distributed and discussed. Association assessments will remain at \$150.00 per quarter. This should enable the Association to maintain sufficient funds for future grounds and building maintenance.

Mr. Barnes (unit #31) made a motion to approve the 1984 budget. Mr. Erlandson (unit #37) seconded. The 1984 budget was passed by a unanimous vote.

Discussion was made on the legal status of annexing Wildflower Phase I and II as one Association. It was suggested to keep legal expenses to a minimum at this point in time. Pool issue is what separated the two phases in the first place. Information will be collected as to the advantages and disadvantages of a joint Association.

It was suggested putting up signs stating "Pedestrians Only" to prevent motor vehicles from using bicycle paths to cut across grounds, especially between the two Associations. The Board and Ridgepine will suggest this idea to Sunriver.

Treatment of exterior shingles on units was discussed. The suggestion was to obtain recommendations on their maintenance and obtain an estimate for spraying or any required work.

ELECTION OF BOARD OF DIRECTORS

The position of Secretary is open for a two-year term of 1984 and 1985.

Ron Gietter was nominated and elected for the position. Howard Wiggett remains Chairman and Ken McLeod will remain Treasurer through 1984.

ELECTRICITY COSTS

A general discussion was made on electrical power costs. Attached to the minutes is a report done by Dave Busch, owner of #46.

There being no further questions or discussions, a motion was made and seconded to adjourn. Motion carried, meeting was adjourned at 2:35.

kg

WILDFLOWER/SUNRIVER I ASSOCIATION
ANNUAL MEETING H. J. W. NOTES

Meeting held September 17, 1983 called to order @ 1:05 P.M.

1. Roll call & certification of proxies

Proxies	24
Attendees	8
Total	<u>32</u> of 48 units

A quorum was present, i.e. over 50%.

2. Board members attending

R. Gietter
K. McLeod
H. Wiggett

Ridgepine Mgt.

B. Futrell
K. Griffin

3. Proof of Notice mailed August 15, 1983.

4. Landscaping Discussion:

A. Sprinkler System

- a) Bidding process discussed (3 bids)
- b) Expenditure of assessment approved
- c) Work began in May, completed 1st week of July 1983
- d) Extra expense of \$600 incurred due to cut buried power lines - original lines did not meet code - now reburied at 2 ft. plus.
- e) Testing & timing resets proceeding during summer.

B. Phase III Landscaping

- a) Original soil was poor since alkaline lake fill dredging material.
- b) Negotiated land fill from Northshore to complement subsequent landscaping by Homestead.
Final Cost _____.
- c) Land fill used for building berms and driplines.

- c. Tom James, Homestead Landscaping Company representative gave brief presentation on work-to-date plus future needs w/handout:

- a) Fall blowout for sprinkler system to prevent freezing lines; also spring checking of system, these activities will be ongoing maintenance expense, plus head replacements.

? →

- b) Seed used was 80% grass
20% rye
plus wildflower seed
- c) Fertilized but another fertilization required.
- d) 1984 - Phase I replanting and special layout proposal was discussed, need to look at total plan.
- e) Intent is a 3-year revolving landscaping plan.

5. Status Reports

- a) Outstanding receivables total only \$75 from one Sprinkler Assessment
- b) Ownership - only 4 timeshare units, others on market.
 - new Deschutes Co. Legislation passed re: residential units
- c) Roofing repairs - no responses received from unit owners per newsletter request
 - no signoff planned unless pressed by developer.
- d) Swimming pool area - trying to interest Nature Center in accepting it as a donation since it is a non-profit organization.
 - Suggestion is to include clause that a reversion of ownership back to W II if the Nature Center ceases to exist.
- e) Spring Cleanup - held and is recommended to be an annual event.
 - have not planned a Fall cleanup.

6. Financial Reports

- a) O/S receivables in good shape.
- b) 1984 Budget approved, no fee changes, i.e. \$150/quarter.
- c) Notices read.

7. Unfinished Business Items

No further discussions on above items.

8. New Business

- a) Repair work - garbage unit doors.
- b) Electric Power usage discussed and continued after meeting w/ D. Busch.

- c) Inquiry about unit exterior shingles stain or spray -

Suggest obtain a recommendation on maintenance and estimated cost.

- what will be purpose?

- * - Found old 1981 bid by Bend, Oregon company @ \$710 per structure.

i.e. $\$710 \times 24 = \$17,000$

- Telephone Brut Bourdean on this subject.

9. Secretary position - Ron Gietter unanimous.

10. Meeting adjourned @ 2:35 P.M.

H.J.Wiggett
November 15, 1983