

WILDFLOWER/SUNRIVER II  
ANNUAL MEETING  
Held in Great Hall, Sunriver  
September 22, 1984

Present at the meeting: Ron Gietter, #27; Donald Ferguson, #28; Ken Jensen, #43; Howard Wiggett, #44; Ken McLeod, #45; David and Sue Jensen, #46; Daniel and Peggy Hale, #56; Bill Futrell and Cathie Londahl representing Ridgepine.

Proxies returned: #19, #21, #22, #24, #25, #26, #29, #30, #32, #36, #42, #47, #48, #49, #50, #52, #54, #59, #60, #61, #62, #63, #64, #65, #66.

Of the 48 units, 7 were present and 25 proxies were received for a total of 32. Thereby a quorum was reached and the meeting commenced at 1:05 P.M.

Proof of notice was presented. Notice of meeting was sent August 7, 1984.

#### Landscaping

Ron Gietter reported that the grounds had been mowed, sprayed and seeded with wildflowers in July. It was hoped to have this done by May but the cold, wet spring caused the delay. The tree thinning project is continuing under the guidance of the naturalist. Bud See, of Homestead Landscaping, reported that there will probably be a 30-50% return of clover again next year so the weed and clover areas will be sprayed with chemicals. Homestead will also spray this Fall to arrest weed growth and reseed in February. Winterization of the sprinkler system will be completed by November 1st. Ron Gietter suggested that more attention be given to the areas in front of units 35 to 40 next year since there is little growth there. He also reported on vandalism to some of the sprinkler heads and the need of some adjustments to a few of the heads. The walkthrough program was discussed and it was suggested it might be done more often to be more effective. Ridgepine will continue the general maintenance walkthrough of the grounds. It is hoped that irrigation costs will be significantly reduced next year. Any questions in regards to units, please call Karen Giffin' or Bill Futrell at Ridgepine. The Board was pleased with the progress of the grounds.

#### Roof Repairs

Howard Wiggett summarized the report by Charles Topping Engineering in regards to the roof problems. Charles Topping reported that the original design had not considered Sunriver's climate. As a result, leaks generate from the flat areas and move to the side. The same leak patterns have been continuing over several years. Mr. Topping reported that on Unit 45/46, Durbigum roof material was applied by Bend Built Up Roof Systems. He suggests Units 45/46 be used as an example and should be monitored through the winter to see if the leaks have stopped. Bill Futrell said Ridgepine would do a follow up and check Units 45/46 during heavy rain and snow periods to evaluate the test roof. Both the Durbigum material and another material considered are very sun resistant and able to stand up to extreme temperatures. The cost of this repair was \$1200.00 per building for the flat roof area. Charles Topping left a full set of plans and basic cost estimates for the Board to review.

It was suggested that certain units needed to receive attention in 1985. These were units 19/20, 25/26, 33/34 and 37/38. The consensus was that having a general understanding of the leaks and repairs and the establishing of an approved single method of correction would greatly improve the overall roof situation.

#### Keys

It was suggested that keys should be provided by all the owners to Ridgepine so that in case of an emergency such as roof leaks, fire, freezing, etc. the unit could be entered. A notice will be sent requesting all owners to send a key to Ridgepine.

#### Swimming Pool Area

Howard Wiggett reported on the swimming pool area located in front of Wildflower I. The fence has been torn down and the pool was filled in because of the liability. The storage/restroom building may also have to be torn down.

#### Board of Directors

Bill Futrell reviewed the dates of all the Board of Directors meetings that were held: September 17, 1983; February 19, 1984; May 5, 1984; July 7, 1984; August 4, 1984; and September 21, 1984.

#### General Maintenance

Spring clean-up was held on May 5, 1984. The refuse bin doors were changed and are greatly improved. A survey report was sent to all owners and comments were made on the grounds maintenance and directors' responsibilities. Thirty owners returned approval forms for Ridgepine to read electric meters. This will result in a savings of approximately 7%. This service will begin in January, 1985.

#### Financial Reports

The budget and financial statement were distributed (please see attached copies) and reported on by Ken McLeod. The statement shows we ended 1983 with a positive balance of \$905.00 compared to \$5800.00 in 1982. The reserves were depleted to help pay for sprinkler systems thus reducing special assessments to homeowners. We are exceeding our original budget for 1984 but the water expense is much less. The Board suggests an increase of \$50.00 per quarter in assessments to be applied to the reserve account. This increase will enable the Association to maintain a positive balance for future capital expenses such as building maintenance and replacement. David Jensen made a motion to approve the 1985 Budget with the modification of the quarterly assessments. It was seconded by Dan Hale; all approved.

Reimbursements made to the Board of Directors were reviewed and it was agreed to reimburse Howard Wiggett \$146.64 for expenses incurred.

Bill Futrell and Ridgepine Property Management were recognized for their good work the past year and the Board recommended to continue with Ridgepine as property managers.

New Business

Exterior light fixtures - A letter received from the Sunriver Fire Dept. suggested we check all exterior light fixtures. The wood boxes covering the bulbs tend to burn inside. Units 19-52 have metal protection inside; Units 53-66 are just wooden boxes and need attention. Howard Wiggett suggested that any wooden interior lights need to be checked as well. A notice will be highlighted to owners regarding this inspection.

Election

The position of Chairman and Treasurer were open for a two year term of 1985 and 1986. David Jensen moved that we re-elect current officers as follows: Chairman, Howard Wiggett; Treasurer, Ken McLeod. Dan Hale seconded the motion; all approved. Ron Gietter will continue as Secretary.

There being no further questions or discussion, a motion was made by Ken Jensen and seconded by David Jensen to adjourn the meeting. The meeting was adjourned at 2:30 P.M.