

WILDFLOWER/SUNRIVER II  
ANNUAL MEETING  
HELD IN VANDEVERT ROOM, SUNRIVER  
SEPTEMBER 21, 1985

1. Roll Call and Certification of Proxies

The annual meeting of Wildflower/Sunriver II Association was called to order at 10:07 A.M., Saturday, September 21, 1985.

Present at the meeting: Frank and Mildred Bauman, #19; Ron Gietter, #27; Don Barnes, #31; Ken Johnson, #34; Howard Wiggett, #44; Ken McLeod, #45; and Barry and Margaret Whitworth, #49.

Proxies received: W. Frazier and Dean McGregor, #20; Harold Morrison and Steve Barlow, #23; Otto Vondrak, #24; Gerald Little, #25; David Burkebile, #26; Don Ferguson, #28; Dr. Roland Rankin, #29; Richard Woosnam, #36; Robert Erlandson and Edwin Bishop, #37; W. Frazier and Dean McGregor, #38; Pamela McKee, #39; Jeanne Dorinson, #40; Ken Jensen, #43; Tom Hubbs and Geoff Culver, #50; Fred Van Horn and Larry Perkins, #53; Gregory Affiliates, #54; Dan Hale, #56; Lee Bondurant, #60; Wildflower Timeshare Owners Assn., #61, #62, #64, #65; Louis Giottonini, #63; and Gregory Affiliates, #66.

The following proxies were received after the meeting: #41, #42, #46, #47, #51 and #59.

2. Presentation and Proof of Notice

Proof of notice was presented. Notice of meeting was mailed to all owners August 4, 1985.

3. Status Report

Landscaping - Ron Gietter reported on landscaping. The sprinkler system was turned up in the spring and bare areas were reseeded. Some tree thinning was completed and more trees will be removed this fall. Our wildflowers were not real impressive this year, however, we did face a late spring that slowed seed germination. In addition, we have continued spraying the clover to halt its attack on our wildflowers. One sprinkler control box was replaced because following any power outages, the programming was lost and the sprinklers went erratic with their schedule.

If anyone is having problems with sprinklers hitting their building, please report them to Ridgepine at (503) 593-1211. The sprinkler system will be winterized at the end of this month.

Bark chips and plantings were placed in front of units #33/#34, #35/#36, #39/#40, and #49/#50 to enhance the look of these units.

Mildred Bauman, unit #19, reported dry patches between units #18 and #19. The Association will reseed.

Frank Bauman, unit #19, reported a lot of dry needles on trees. Ron Gietter is meeting with the Naturalist today (September 21st) regarding tree thinning to take place this fall and will discuss the cause of the dry needles.

The "No Motor Vehicle" signs which were installed last fall on the bike path are working.

A discussion was held on placing logs or boulders along the bike path near unit #19 and other areas to prevent bicycles from riding on common grounds and destroying the natural cover.

There was a discussion on changing to a manicured lawn instead of the wild-flower's natural meadow grass. However, it was pointed out that the probable annual landscaping cost could be about \$12,000.00 or some 35% of our annual expenses. The Board will discuss and check on the cost of maintaining selected patches and plantings of wildflowers. Owners should keep in mind that the Association has obtained recommendations from the landscaping company for improving the appearance of the grounds, however, due to the reroofing program significant funds have been used for this program.

Ken Johnson, unit #34, volunteered to serve on a grounds maintenance committee.

Roofing - Howard Wiggett reported to date five buildings have been reroofed. Three more buildings are scheduled to be reroofed this fall. This will leave nine buildings to be completed in 1986 with any success.

The Association has received bids on file for the replacement of the sunken deck roofing, the shingle roofs, and the roadway paving and siding so the Association will be able to plan for major repairs or replacements in the future.

Don Barnes, unit #31, reported his roof has developed a leak near the skylight. Ridgepine will schedule a roofer to look at his roof and skylight. These small leaks continue to plague the owners but we hope that they will remain minor until the roofs are replaced.

Board of Directors Meetings - Board of Directors meetings were held in September 1984, November 1984, December 1984, February 1985, May 1985, June 1985, July 1985 and September 1985.

Spring Clean-up - The Spring Clean-up Day was held May 18, 1985. Don Barnes, unit #31, Ron Gietter, unit #27 and Ken McLeod, unit #45 participated in the clean-up. Frank Bauman, unit #19 contributed \$50.00.

General Maintenance - The parking area was swept this spring to help clean-up the winter's debris and fallen pine needles.

This winter's snow will be removed from both the walkways and the parking area under contract with a local contractor.

Several household hints were discussed:

1. To help owners' heating bills, it was suggested insulating around the unit's wooden beams and taping around windows.
2. Owners should vacuum out their dryer vent periodically since lint tends to clog the vent and cause overheating.
3. It was also suggested owners use rubberized caulking around their shower for water leakage.
4. A reminder was also discussed about the upstairs door screws for sufficient strength.

The garbage bin metal tops will be scraped and repainted this fall, weather permitting. As the metal is galvanized, it is very difficult to obtain a permanent paint job.

A discussion was made on ways to eliminate or cut down on all the "For Sale" signs on the Wildflower grounds. Ken Johnson, unit #34, made a motion not to allow "For Sale" signs to be placed in front of condos except in a designated area that will be identified by the Board of Directors. Frank Bauman, unit #19 seconded.

A discussion on the motion took place

Don Barnes, unit #31, amended the motion. Since the item regarding the signs was not on the agenda, a vote will be mailed to all owners before any decision is made by the Board of Directors. Frank Bauman, unit #19, seconded. Six in favor, one opposed. Amended motion passed.

#### 4. Financial Reports From Treasurer

Financial Reports - The financial statements are enclosed for your review. The statements show that the Association ended 1984 with a positive balance of \$2,525.00 compared to \$2,862.00 in 1983. The increased 1985 fees have permitted us to move faster on the roof replacement program and landscaping. The 1985 financials project a positive year-end balance of approximately \$7,000.00, depending upon the planned 1985 roof work and landscaping.

As noted on page #1 of the financials, general maintenance consists of major repairs or replacements such as the fence removal around the pool area, the renovation of the garbage bin doors and the roof replacement program.

On page #2 is the Wildflower II Association's proposed 1986 budget which shows quarterly assessments remaining at \$200.00 per quarter and a target of nine roof replacements. The projected year-end reserves should permit the Association to plan for future grounds and building improvement programs.

The budget on page #2 reflects a projected increase in insurance based on our present knowledge. The Board will be notified by the Association's insurance agent in November on the next year's insurance costs. As most owners are aware, insurance policy costs are in a state of turmoil as to stabilized rates.

Don Barnes, unit #31, motioned to approve the 1986 budget. Ken Johnson, unit #34, seconded. The budget was approved unanimously.

Financial Notices - Reimbursements were made to Howard Wiggett of \$59,76 for expenses on a Board Meeting and Association supplies. Ken McLeod was reimbursed \$283.15 for two Board of Director's meetings.

Property Manager - Ridgepine will continue to serve as managers for the Association.

#### 5. Unfinished Business

The buildings in the pool area have been removed.

The Board of Directors will be addressing the issue of Wildflower I Association joining Wildflower II Association following Wildflower II's Annual Meeting in early October.

A discussion was held on the Natural Gas installation. Quite a few owners are interested in obtaining gas furnaces to heat their townhouses. The Association needs 75% or some 36 unit owners approval to allow an easement for the natural gas utility to proceed with gasline installation. We have received 20 votes. The Board would like to stress to the Homeowners the importance of returning their proxies.

Furnace Inspections - Two bids for furnace inspections were obtained for possible annual inspections, however, many owners are presently covered under rental agreements or with special equipment. Therefore each owner will handle their own furnace inspections. PLEASE NOTE!!! Under the Association's Bylaws, furnaces are the responsibility of owners. However, if a furnace were to break down and the pipes freeze with joint unit damage, there could be an insurance claim reported to the Association's insurance.

Exterior Lights - As noted in last year's minutes, some of the exterior lights have wood linings instead of metal. Be sure not to place high voltage lightbulbs in wood lined boxes, especially if such a fixture is inside your unit.

#### 6. New Business

Ken Johnson, unit #34, expressed his concern regarding realtors' poor image of Wildflowers due to their design problems. Bill Futrell, Ridgepine, will bring this topic up at the next open forum of the realtors in Sunriver and will see if the image problem can be addressed. Howard Wiggett also offered to make up a report on Wildflower II's recent improvements to hand out to the realtors.

A discussion was held on the potential of building carports on the common grounds. It was noted that Wildflower units have limited parking and excess land for additional building efforts.

7. Election of Board of Directors

Ron Gietter's term as Secretary has expired. Don Barnes nominated Ron Gietter to serve another term as Secretary. Frank Bauman seconded. Unanimous vote in favor for Ron Gietter. Therefore, the Wildflower II Board of Directors is as follows: Howard Wiggett, Chairman; Ron Gietter, Secretary; and Ken McLeod, Treasurer.

Thanks and appreciation was given to the Board of Directors for their hard work and dedication.

Thanks was given by the Board and the Homeowners to Ridgepine for their efforts.

Ken Johnson motioned to adjourn the meeting. Barry Whitworth, unit #49, seconded.

Meeting adjourned at 12:45 P.M.

Attachments.