

WILDFLOWER/SUNRIVER II
ANNUAL MEETING
September 20, 1986

1. Roll Call and Certification of Proxies

The Annual meeting of Wildflower/Sunriver II Association was called to order at 10:06 A.M. on Saturday, September 20, 1986 at the Fireplace Room, Sunriver Lodge, Sunriver, Oregon.

Present were; Howard Wiggett, Unit 44; Ron Gietter, Unit 27; Ken McLeod, Unit 45; Ed Bishop, Unit 37; Howard Peterson, Unit 29; Don Barnes, Unit 31; Stephen O'Rourke and Karen Giffin from Ridgepine Inc. were present also.

Proxies received; Bauman, Unit 19; Huntley, Unit 20; Vondrak, Unit 24; Winsor, Unit 25; Reinhard, Unit 30; Oswald, Unit 32; Vanderbilt, Unit 35; Scott, Unit 36, Scott, Unit 38; LeBaron, Unit 41; Phaneuf, Unit 42; Salkfield, Unit 43; Jenson, Unit 46; Hubbs/Culver, Unit 50; Theil, Unit 51; Gregory Affiliates, Units 54, 66; Hale, Unit 56; Medley, Unit 59; Bondurant, Unit 60; Wildflower Timesharing, Units 61,62, 64, 65.

2. Presentation and Proof of Notice

Proof of Notice was presented. Notice of the meeting was mailed to all owners August 21, 1986.

3. Status Report of Association Manager

The primary concern is the difficulty in obtaining competitive bids for insurance before the policy expires in November. The roof leaks have subsided due to the re-roofs and patching of the problem roofs this past year. The vandelsim of the Wildflower II property increased this past summer and better communication with the Sunriver Police Department is being developed.

4. Status Reports from the Board

Landscaping - Ron Gietter reported that last year thinning project was completed to control pine beetle investation. Spring clean up was held in May with very limited participation by owners. Homestead Landscaping sprayed clover and did the clean up after spring break. Disappointed with the amount and variety of wildflowers in front of the unit the Board will look for another method of seeding. There was discussion about having students from Oregon State and the University of Oregon provide the Association with landscaping plans and alternatives. The neighboring Association of Wildflower I spent alot of money for the defined flower beds which produced minimal effects. The watering of the common grounds has been reduced by 50% over last season, this with no adverse effects.

Roofs - The replacement of the remaining old roofs will be delayed somewhat due to the uncertainty of insurance rates for the Association. The replacement of WF 23/24 will take place because of its leak history. The leaks from the sunken deck/roofs have begun to a small degree and scheduling of these roof replacements must begin. The leak in the chimney area is being sealed on a test basis and will be used throughout the Association when a solution has been found. The roofers do not put the rock back onto the roof surface when applying the new roof. This may discourage the renters from getting on the roofs and doing damage.

General Maintenance - The rock border next to the fence on the Wildflower I property was discussed. The border looked very nice but it was decided to wait and see the affects of the snow removal on the rock before doing it on the Wildflower II property. The Phase III window frames were painted this past fall. There is a need for owners to clean off all needles from the sunken decks to prevent ice from forming or not melting when warming begins. Any wooden light fixture on the interior of the units should have less than a 60 watt light bulb. This is to reduce the risk of overheating with the potential of a fire starting. There was a discussion of possible construction in the future of garages or carports. Also a contractor will be asked to develop plans for storage under the units in the crawl space.

Financials - One unit was foreclosed on and the Association did not receive the past due assessments. The bank presently holding the property has paid in full all assessments from the date of foreclosure. The insurance bids that the manager has received have been triple of the previous premiums. The coverage for condominiums is now based on a Motel type classification instead of a home ownership. The rate for this new classification is much higher and will require the Association to carry a \$1,000.00 deductible instead of \$250.00. The higher deductible which will be paid by the unit owner further increases the need by each owner to maintain his unit and reduce fire and water damage risks in any way possible.

The assessment, due to the very high insurance costs and operation expenses, will be raised by \$250.00 per quarter beginning the first quarter of 1987. This assessment will also begin to address the funds needed in replacing and repairing common elements other than the roofs, ie, siding, paving. The Board of Directors through this action is trying to avoid any special assessments which would be required to repair and replace common elements.

Mr. Bishop made a motion that the 1987 budget be approved and that the new assessment begin in January of that year. It was seconded by Mr. Barnes and passed by a unanimous vote.

Ken McLeod reported that \$88.30 was spent for expenses and travel, and that Howard Wiggett was reimbursed \$185.65 for the same.

Ridgepine, Inc. will serve as Association Managers for another year.

5. Unfinished Business

It was pointed out that owners should be aware of their responsibility to carry insurance that covers the interior and contents of their units.

Owners making repairs on common elements on just their unit is fine as long as it does not change the appearance of the element. The question of a gas easement was brought before the meeting. Another poll of the owners will take place in terms of granting this easement.

The possible merger with Wildflower I Association was discussed. If there are any real financial benefits to the merger the members and Board will look at the merger this winter. A poll of the membership will also determine any interest in this matter.

6. New Business

The Association is looking to improve consistency in chimney sweeping of the units. Therefore a chimney sweep will clean all chimneys requiring cleaning and leave all chimneys that do not require his services alone after inspection. The program will take place every year to reduce the liability and keep a lid on insurance premiums. Trees near fireplace chimneys will be identified and trimmed.

The owners are reminded to have their furnace checked and filters changed. This will also help reduce risk to the units in case of heating failure and/or frozen water pipes.

Midstate is providing at a reasonable cost a weatherization program.

The Board wished to remind owners of the occupancy guideline of 8 persons per unit as stated in the Bylaws.

If any unit is being overcrowded the owner should contact the Rental Agency and Ridgepine. If serious problems are occurring Sunriver security at 593-1221 should be contacted.

7. Election of the Board

The Board moved that Howard Wiggett serve another term as Chairman, this was seconded by Mr. Peterson and passed unanimously.

The Board moved that Ken McLeod serve another term as Treasurer, this was seconded by Mr. Barnes and passed unanimously.

Mr. Bishop made a motion to thank the Board for their fine work this past year in directing the Association. The motion was seconded by Mr. Barnes and passed unanimously.

The Board thanked the homeowners for their continued support and Ridgepine Management, Karen Giffin and Steve O'Rourke, for their excellent assistance.

8. Adjournment

Mr. Bishop made a motion to adjourn, it was seconded by Mr. Peterson and passed. The meeting was adjourned at 12:02.

RIDGEPINE INC.

RENTALS, MANAGEMENT SERVICES, & REAL ESTATE

September, 1986

Grounds Report

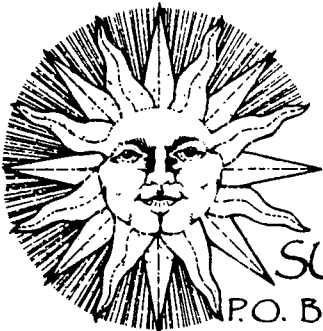
The grounds look good at this point in time due to the fall rains and the fact that the grass was cut by weedeater last month. The beds of wildflowers in Wildflower I Association were productive only for about four weeks in late August and early September. The cost is something to consider very carefully before starting such a landscaping investment.

The rock border in Wildflower I is a very nice transition material from the grass area to the parking lots. The bid for WF I was 475.00 which included a undercutting of the bed before the material was laid down. This undercutting was not done satisfactorily in some areas which left a mounded effect.

Attached to this report is a proposal concerning a possible source of landscaping designs for the Wildflower II AUO. This proposal will allow the board to consider some different methods and priorities in relation to the landscaping. The members of the Association will be polled before any major changes would take place in the grounds program.

The owner of WF 19 was concerned about golf carts and the board will consider signing the out-of-bounds to direct carts.

Brown areas will be identified early into next year and hopefully a solution will be found before much of the summer passes. Firewood blocking sprinklers will also be moved, if not by the owner, we will have it moved and the owner will be billed.



SUNRIVER STARTS AT RIDGEPINE (503) 593-1211
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