

WILDFLOWER/SUNRIVER II
ANNUAL MEETING MINUTES
SEPTEMBER 17, 1988

The Annual meeting of the Wildflower/Sunriver II Association of Unit Owners was called to order at 1:08 p.m. on Saturday, September 17, 1988 in the conference room of the Sunriver Homeowners Association.

Present were Ron Geitter unit #27, Donald Barnes #31, Howard Wiggett #44, Ken McCleod #45, Charles Beardsley #46, Jeff Culver #50, Ronald & Betty Wise #51, Lee Bondurant #60 and Gary Bell from Ridgeline.

Represented by proxies were units numbered 23,25,26,28,29,30,32,38,40,43,49,52,56,59,61,62,63,64 and 66. With twenty-seven units represented, a quorum was reached.

STATUS REPORTS

Ron Geitter reported on the conditions of the grounds. The goal of the association is to encourage growth of the wildflowers. Late Spring rains encouraged the fescue grass growth early this year which competed with the wildflowers making it difficult to mow the grounds without harming some of the flowers. The Association will look to an earlier mowing schedule for the coming year to correct this occurrence. However, the minimum watering program will be continued. Tree thinning is essentially done with maybe a few isolated exceptions. Mr. Culver intervened his comment that trees in front of his unit has blocked the views they once enjoyed. Howard Wiggett explained that the Sunriver master Association governs thinning activities and must receive their approval before any cutting could be done. Mr. Barnes differentiated between Sunriver and Wildflower boundaries and that maybe these trees were actually in the Sunriver right of way. Howard asked Gary to flag trees in question and have checked to determine whose responsibility it was to remove.

Ron Geitter reviewed history of the landscape for new owners and Howard Wiggett reiterated the intent of the association was not to achieve a cultivated lawn appearance but rather maintain a natural meadowy look.

Howard Wiggett discussed chimney and roof repairs completed in 1988 but the Association is still confronted with mortar chipping in the chimney itself. Roofs that were completed were 19/20, 37/38, 41/42 and a repair done to #48. Stones removed during repair were intentionally not replaced. The thinking was that it would not be economical to replace the stone only to tear it off later to repair the mortar. Discussion then continued over identifying any unknown roof problems and that owners should contact Ridgeline if they were experiencing any present problems so they could be addressed.

Howard Wiggett addressed the discoloration of the cedar shingle siding and that the Association would be experimenting with a product that is supposed to bring back the color.

The sunken decks used as sun decks on the roof of the Wildflowers are beginning to show their age and will need replacing in the very near future. Mr. Culver expressed his concern over the liability of the decks and Mr. Beardsley though appreciating the schedule for repair to common elements, feels the Board isn't moving quick enough to complete them. Mr. Culver thought the Association should be able to save money by doing the repairs in volume and would like to see the schedules for repair/replacement moved up. Howard Wiggett defended the Association Boards approach in maintaining a balance when repairing properties giving owners of all three phases of the Wildflower II units equal consideration rather than to spend all the money in one area of need.

A member asked how these projects were financed and Howard Wiggett informed him that the dues paid by owners supported these repairs and to budget these funds a long term schedule (20 years) of repair has been structured accordingly. Howard went on to say that simply by spending money faster with contractors does not guarantee a quality job and therefore the Board recommends the current approach.

Gary Bell discussed last years Board member meetings and the active roll all the Board members have taken this past year. Board members formally met in September, 1987, in April 1988 and will meet after the annual meeting today. Board members in addition visited the Associations grounds nearly every month throughout the year. He went on to say the Owners Association should feel fortunate to have an active participatory board representing their interests.

Property walk-throughs were explained which are done by Ridgepine and Gary Bell reported a higher than normal incident of broken light bulbs this past season.

FINANCIALS

Ken McLeod then discussed the Financial Statements interpreting the foot notes. Howard mentioned the decrease in insurance costs from previously budgeted amounts and was encouraged by the reduction. It was also noted that the Boards Directors carry Errors and Omissions insurance as required by the By-Laws.

One member felt the dues maybe to low and doesn't see how the association can continue to fund future expenses recommending that maybe an increase in dues is warranted. Howard acknowledged the difficulty in obtaining qualified contractors in this region and that there is time lapse from the time work is scheduled to be done and the time it is actually completed. Working around rentals during peak season presents other problems in scheduling work but the Board feels the long term approach of scheduling a reasonable amount of repair each year complies with current dues. The Board sees no reason for an increase at this time to avoid building up too large amounts held by the Association.

When asked if owners can do their own repairs, Howard Wiggett responded by citing the Associations need to retain uniformity in appearance and concern over the Associations exposure to liability by allowing owners to do their own repairs.

Continuing on through the Financial Statements members indicated that monthly per unit expenses didn't balance and after some quick computations, Howard recommended that these numbers be reviewed before being released to all owners. Another member asked why revenues were not projected at 100% on page two of the financials. The difference was reported to be the credit given the board members for their dues in exchange for the time given to the association each year. This procedure had been approved in previous years.

UNFINISHED BUSINESS

The topic of capital improvements were discussed and the requirement in the By-Laws which requires a seventy-five percent vote of the members to expend sums in addition to \$2000. Members present expressed projects they would like to see accomplished ie; storage sheds. Howard Wiggett said the Board is investigating ways around this in view that it is extremely difficult to achieve that type of owner turn out. Last years suggestion that a discount be offered to those owners who wish to prepay their dues was not enacted due to the need for a special assessment.

NEW BUSINESS

A member expressed his concern over Ridgepine feeling they have not done all they could do, referring to lighting which had been out during his stay. Howard Wiggett said the Board has expressed their concern previously and a new property manager was assigned to the project. However, the contract due for renewal in October would go month to month until the Boards concern were heard.

Not knowing the problems the Board has encountered with prior managers Gary Bell reported he was hired as a working manager and assured the Board and owners they could find him on the property frequently throughout the year. He doesn't just manage from the office. He said he had made weekly walk-throughs himself this summer with contractors and for general observation. He asked that owners contact him when they noticed something needing attention and he would see that appropriate action was taken.

Ron Geitter made reference to the fire this summer which destroyed an entire building at the Inn of the Seventh Mountain in which approximately 15 units burned to the ground. It originated in an exterior light fixture and Ron reminded all owners not to use 100 watt bulbs in these fixtures. Sixty (60) watt is sufficient. Ridgepine said they had replaced 100 watt bulbs (placed in the exterior lights by owners or guests) numerous times this summer acknowledging Rons concern.

ELECTION OF THE BOARD

The Board moved that Howard Wiggett serve another term as Chairman, this was seconded by Mr. Bondurant. Cary Bell asked for other nominations from the floor and there being none nominations were closed. The vote to reinstate Howard Wiggett passed unanimously.

The Board then moved that Ken McLeod serve another term as Treasurer, this was seconded by Mr. Culver. Gary Bell asked for other nominations from the floor and there being none nominations were closed. The vote to reinstate Ken McLeod passed unanimously.

RATIFICATION OF BOARDS ACTION

Charles Beard'sley made the motion to ratify all actions made by the Board during the past year including expenditures for reserve and operating costs. Mr. Barnes seconded the motion and it passed unanimously.

ADJOURNMENT

There being no further business Mr. Beard'sley made a motion for adjournment. Mr. Wise seconded the motion and it passed unanimously. The time was 4:08 p.m..