

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS

MINUTES OF ANNUAL MEETING
SEPTEMBER 16, 1989

Present were Ron Gietter, unit 27; Howard Wiggett, unit 44; Ken McLeod, unit 45; Charles Beardsley, unit 46; Allene Brooks, unit 48; Geoffrey Culver, unit 50; and Ronald and Betty Wise, unit 51.

Represented by proxies were units 23, 28, 29, 30, 31, 32, 37, 39, 41, 43, 47, 49, 56, 57, 59, 60, 61, 62, 63, 64, 65, and 66. With a total of 28 units represented, a quorum was reached.

Status Reports

Ron discussed the landscaping and the Association's philosophy of minimal maintenance to create a natural state. He stated that they would try one more year to produce an abundant display of wild flowers. Hopefully, the Association's attempts will be successful this next year.

Tree trimming is about complete with all the trees that have been allotted to be removed having been cut. Additional trimming and thinning as required will be monitored.

The Board informed the membership that an architect will be hired to give the Association his expert opinion as to a long-term solution to correcting the problems with the upper roof decks that some owners have experienced in the past.

Gary Bell from Ridgepine gave the Manager's Report, informing those present that he felt the year had been a good one with much accomplished. In particular, the resurfacing of the asphalted areas, the replacement of numerous fence posts and rails, and the addition of new unit identification numbers at each walkway.

Financials

Ken McLeod reviewed the financial reports and went through the budget for the coming year. Discussion followed.

New Business

Gary presented the owners with a drawing of the proposed storage shed that would be attached to the side of the building. Discussion followed. Nothing was finalized and details have yet to be worked out.

More exciting was the prospect of natural gas service being made available to the units. In theory, this has been worked out and it seems like a viable alternative to electrically generated heat. Ridgepine will supply Cascade Natural Gas with a list of owners and they will be solicited to see the extent of their interest. There is an excellent opportunity here for this to become a reality if enough owners respond positively. Please reply when contacted.

Administrative action was taken at the Board meeting to allow the Association to collect attorney fees when the AUO was forced to engage legal counsel in collection of delinquent accounts.

Charles Beardsley was critical last year of Ridgepine's performance, and went on record to express his thanks to Gary and Ridgepine for their efforts this past year. The property looked great!

The Board members also thanked Gary and Ridgepine for all their efforts this past year. Their previous concerns over service to the AVO were quieted as the level of performance and attention given the Wildflower Condominiums was greatly improved.

Election of the Board

The following motions were made:

MOTION 1: To approve Ken McLeod for another term. SECONDED.
MOTION CARRIED.

MOTION 2: To ratify the Board's actions throughout the past year. SECONDED.
MOTION CARRIED.

MOTION 3: To adjourn. SECONDED.
MOTION CARRIED.

The meeting adjourned at 4:25 PM.


Gary Bell
Association Manager