

WILDFLOWER II ASSOCIATION OF UNIT OWNERS

ANNUAL MEETING

SEPTEMBER 28, 1991

1:00 P.M. - SROA CONFERENCE ROOM

Directors Present: Ken McLeod & Chuck Beardsley

AUO Management Present: Wanda Coburn & Gary Bell

Owners Present: Ron & Betty Wise (#51), Allene Brooks (#48),
Ed Bishop (#37) & Carolyn Smith (#22)

Units represented in person were: 22,37,45,46,48, and 51. Units represented by proxy were: 19,21,23,24,25,26,32,34,39,40,41,42,43, 49,52,53,56,57,58,59, & 66. With over 50% of the units represented in person or by proxy, a quorum was established.

The meeting was called to order at 1:00 p.m. by Director McLeod.

APPROVAL OF MINUTES

Ed Bishop moved to approve the minutes of the 1990 Annual Meeting.
Ron Wise seconded. Passed unanimously.

FINANCIAL REPORT

Director McLeod provided information regarding the financial position of the association. He explained Accounts Receivables are high as of this date because the fourth quarter assessment billings were just sent.

The proposed 1992 budget was presented to the ownership. At the Board meeting held September 27, 1991, the Board approved the capital expenditure in 1992 for replacement of 5 sunken decks, a total of \$12,000. The Board also stated a larger amount than in the past had been allocated for legal expenses in 1992. Walk-throughs will continue to be done weekly with the Board presenting a list to Ridgeline specifying items they would like addressed during these walk-throughs.

Ron Wise moved to approve the proposed 1992 budget. Ed Bishop seconded. Passed unanimously.

AUO MANAGER'S REPORT

Wanda Coburn, AUO Account Manager, presented information on projects completed this past year. They included sunken deck repair, asphalt repair, powerwashing, Chimney inspection/cleaning, increase in insurance coverage, miscellaneous repairs, garbage dumpster update, Unit 27 hot tub update, storage shed results, and results of the gas line installation.

Of the storage shed ballots returned, 62.5% were in favor of having this option. Several units have sold during the past year, and there are more owners living in their units full time than before. Owners present at the meeting felt since the vote came so close to passing (75% approval is required), that a vote should go out to the ownership again.

Ed Bishop moved to have Ridgeline send out a new ballot asking for approval to build storage units on the common area. Director Beardsley seconded. Passed unanimously.

In discussion regarding replacement of sunken decks, Ed Bishop mentioned that completely covering the decks had once been proposed. Initial requirements in pursuing this avenue would be to hire an architect to draw plans and submit to the SROA Design Committee for approval. Wildflower I AUO has also considered this option. The Board requested Wanda to ask Wildflower I AUO if they would consider splitting the cost of the architect and preliminary costs involved with this project, with both associations to benefit from the results.

NEW BUSINESS

With the sale of his unit earlier this year, Howard Wiggett resigned from the Board of Directors.

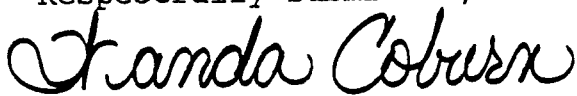
Ed Bishop moved to appoint Ron Wise to fill the unexpired term of Howard Wiggett. Betty Wise seconded. Passed unanimously.

Ron Wise moved to re-appoint Chuck Beardsley to the Board with a term of 2 years. Carolyn Smith seconded. Passed unanimously.

Ron Wise moved to approve the actions of the Board of Directors for the past year. Ed Bishop seconded. Passed unanimously.

There being no further business to discuss, the meeting was adjourned at 2:30 p.m.

Respectfully submitted,



Wanda R. Coburn
AUO Account Manager

WILDFLOWER II ASSOCIATION OF UNIT OWNERS

BOARD OF DIRECTORS MEETING

SEPTEMBER 28, 1991

2:45 PM

SROA CONFERENCE ROOM

Directors Present: Ken McLeod, Chuck Beardsley & Ron Wise
AUO Management: Wanda Coburn
Owners Present: Betty Wise, Ed Bishop

The meeting was called to order at 2:45 by Director McLeod.

Director Beardsley moved to appoint Ken McLeod President for a 1 year term. Director Wise seconded. Motion passed. Director McLeod will be completing the unexpired term of former President, Howard Wiggett.

Director McLeod moved to appoint Chuck Beardsley Treasurer for a 2 year term (to expire in 1993). Director Wise seconded. Motion passed.

Director Beardsley moved to appoint Ron Wise Secretary for a 1 year term (to expire in 1992). Director McLeod seconded. Motion passed.

The meeting was adjourned at 3:05 p.m.

Respectfully submitted,

Wanda R. Coburn
AUO Account Manager