

These minutes are subject to approval at the next regularly scheduled annual meeting.

WILDFLOWER II ASSOCIATION OF UNIT OWNERS
1995 ANNUAL MEETING -- SEPTEMBER 23, 1995
1:30 P.M. -- RIDGEPINE CONFERENCE ROOM

Directors Present: Chuck Beardsley & Ron Wise
Ridgepine Management: Wanda Marlatt, Gary Bell & Amber Karnes
Owners Present: David & Jean Cleaves (#32), Rod and Penny Englert (#34), Doug Oxsen (#45), Allene Brooks (#48), Steve & Dixie Trout (#52)

The meeting was called to order at 1:35 p.m. by Chairman Chuck Beardsley.

CERTIFICATION OF PROXIES AND DETERMINATION OF QUORUM

The following units were represented by proxy: #22,27,29,33,37,39,40,42,47,49,53,55,56,57,58,60,61 and 62. The following units were represented in person: #32,34,45,46,48,51 and 52. With 25 units represented in person or by proxy, a quorum was established.

APPROVAL OF MINUTES

Chuck Beardsley asked Wanda Marlatt to read the minutes of the 1994 Annual Meeting. Chuck then asked for any corrections or additions from owners present, which there were none. Chuck asked that the minutes be corrected in regards to the motion made on page 3 regarding the installation of light posts. He stated that the minutes should read "Mr. Cleaves moved to allow owners to install a post light, at their expense, only if approved by the Board of Directors. Mr. Englert seconded. Discussion took place. Mrs. Cleaves moved to amend the motion to read - "that owners of units 31, 32, 48 and 55 be allowed to instal a post light, at their expense, only if approved by the Board of Directors." Mr. Vignoul seconded the motion to maned. Discussion followed. Motion to amend carried. Further discussin on the main motion as amended followed. Main motion as amended carried unanimously."

David Cleaves moved to approve the minutes of the 1994 annual meeting as corrected. Rod Englert seconded. Passed unanimously.

Chuck Beardsley informed owners that Dennis Kelleher had resigned from the board shortly after the 1994 annual meeting, due to the sale of his unit. After reviewing four applicants for the position, the board appointed Stephen Peters, unit #55 to fill Dennis' to fill Dennis' unexpired term, effective September 23, 1995

FINANCIAL REPORT

Ron Wise presented the financial report, informing owners that the association experienced a \$3,000 carry over from the 1994 budget. This money was added to the 1995 budget as revenue. In discussing the 1995 budget, Ron gave information on the following line items:

Chimney Inspections: Will be completed during the months of October and November, 1995.

Garbage Removal: Takes place once a week, except during the busy summer months, Christmas and Spring break. He reminded owners that they may use any of the garbage enclosures, not just the one with their unit number on it.

Grounds Maintenance: The association changed contractors this year, realizing a substantial savings. In addition, 20 trees were planted and an additional mowing took place.

Fuels Reduction: Deschutes Environmental Services completed the fuels reduction project throughout the property in accordance with guidelines set by the Nature Center, SROA and Wildflower 1995 budget.

Roof Repairs: This item was over budget due to numerous leaks this past winter. Work was performed on all flat roofs last spring, which should alleviate these problems.

Snow removal: Although currently under budget, the months of November and December still remain.

Capital Expenditures: During 1995 the board had budgeted for phase III step repairs, replacement of sunken decks and roof repairs, phase III painting and the re-roofing (shake portion) of one building.

1996 PROPOSED BUDGET: Ron presented the proposed 1996 budget in the amount of 37,000 for operational expenses and \$26,300 for capital expenditures. This budget would maintain quarterly assessments at \$350 per quarter (i.e. no increase in quarterly assessments).

This budget calls for a lower expenditure in grounds maintenance due to the new contractor and the cost savings experienced with their contract. Insurance is budgeted with a 4% increase. Management Fee Expense is based on CPI as published by the Oregonian, with an increase of 3.2%. Under capital expenditures, the board has recommended a budget for replacement of 5 sunken decks, completion of phase III painting, replacement of the shake roof on one building, and \$4,700 in a contingency fund of capital expense.

Chuck Beardsley informed owners that the board has developed a reserve study, which addresses capital expenditures, their expected life, and addresses the year they would need to be replaced. This reserve study is reviewed each year with necessary modifications made, and includes such capital expenditures as sunken decks, roof replacement, asphalt resurfacing, painting, etc. Owners were given a copy of the reserve study as part of the meeting handout.

Regarding the 1996 proposed budget, Penny Englert asked if the \$3,000 budget for general maintenance would be enough for fence repairs. The board responded that expense incurred for fence repairs this year was much higher than previous years, and felt next years repairs would not be as great. Therefore, they felt \$3,000 was sufficient.

Allene Brooks inquired about the possibility of decorative bark being placed on the dirt in front of the fence to alleviate dust and enhance the appearance of the property. Wanda will asked High Desert Landscape for a bid, which will be presented to the board at their spring 1996 meeting.

Chuck Beardsley asked owners if they would like to delay approval of the 1996 proposed budget until after they had the opportunity to discuss roofing material. It was agreed approval of the budget would be delayed until after current business had been discussed.

RIDGEPINE MANAGER'S REPORT

Wanda Marlatt, Community Manager, presented the manager's report. Topics dicussed were painting, sunken deck replacement, flat roof maintenance, tree planting, fuels reduction, landscape maintenance and fence post/rail repairs.

CURRENT BUSINESS

Roofs

Chuck Beardsley informed owners that the shake portion of the roofs cannot be replaced with shakes in the future. The material used must be Class A fire rated, per SROA. The board had chosen a replacement material of "Genstar High Sierra", a 40 year composition roofing material. This information was given to owners at the 1994 annual meeting and was in the 1994 annual meeting minutes and budget. Once Wanda Marlatt started the process of securing a building in which to start the re-roofing process, she met with a great deal of resistance from owners. The feedback Wanda received was that owners did not realize a roofing material had been chosen, and of those she spoke to, felt there may be a better altervative.

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Ron Wise asked if there were any nominations from the floor. There being none, Ron Wise moved to elect Chuck Beardsley to the Board of Directors for a term of two years to expire September of 1997. Rod Englert seconded. Passed unanimously.

APPROVAL OF BOARD ACTIONS

Dixie Trout moved to approve the actions of the Board of Directors for the past year. David Cleaves seconded. Passed unanimously.

1996 ANNUAL MEETING DATE

Owners present selected September 21, 1996 as the date for the 1996 annual meeting. The meeting will be called to order at 1:30 p.m.

There being no further business to discuss, Steve Trout moved to adjourn the 1994 annual meeting. David Cleaves seconded. Passed unanimously. The meeting was adjourned at 3:50 p.m.

Respectfully submitted,

Wanda Marlatt
Community Manager
RIDGEPINE, INC.

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FUELS REDUCTION

In the fall of 1995, the board approved a bid from Deschutes Environmental Services for fuels reduction throughout the property. This project included removal of bitterbrush and thinning of young trees in accordance with standards established by the Sunriver Nature Center. This project was completed in March 1995 at a cost of \$2,323. I have had several comments from owners, stating they feel the property looks much nicer after this work was performed.

LANDSCAPE MAINTENANCE

High Desert Landscape Maintenance was awarded the 1995 landscape maintenance contract. They submitted a proposal which allowed for an additional mowing, while offering a substantial savings to the association over last years contractor. Services are provided from April through October at a cost of \$3,550, plus \$35.00 per backflow device (3).

SUNKEN DECK REPLACEMENT HISTORY

30/31	Summer 1991	Sunken Deck Replacement	Dixon Services
21/22	Summer 1992	Sunken Deck Replacement	Dixon Services
25/26	Summer 1992	Sunken Deck Replacement	Dixon Services
45	Summer 1992	Sunken Deck Replacement	Dixon Services
47/48	Summer 1993	Sunken Deck Replacement	Dixon Services
20	Summer 1994	Sunken Deck Replacement	S&K Metal Products
37/38	Summer 1994	Sunken Deck Replacement	S&K Metal Products
51/52	Summer 1994	Sunken Deck Replacement	S&K Metal Products
49	Fall 1994	Sunken Deck Replacement	S&K Metal Products
44	May 1995	Sunken Deck Replacement	S&K Metal Products
24	May 1995	Sunken Deck Replacement	S&K Metal Products