

WILDFLOWER II ASSOCIATION OF UNIT OWNERS
 ANNUAL MEETING MINUTES
 OCTOBER 12, 2002 12:00 NOON
 HELD AT THE LAPINE FIRE STATION MEETING ROOM

Call to Order:	Rod Englert called the Annual Meeting to order at 12:28 p.m.
Welcome:	Owners in attendance introduced themselves and what units they represented. Rod Englert introduced the Board and announced a vacated position on the Board due to nonactivity of a Board Member. He opened the floor for those in attendance to think about volunteering to fill the vacated position. Ruth Jenkins mentioned the use of a conference speaker phone, so those who felt they could not attend meetings due to location should not feel deterred from volunteering. Ed Vignoul gave a presentation and a big thank you to Ron Wise for his 11 years of dedication to Wildflower II as an active Board Member. His term expired this year. He was presented with a gift and a round of applause from many thankful owners and Board Members. Also introduced was Deanna Knox of Elite Management Services.
Roll Call:	Ed Vignoul took roll call of the owners present and gathered any ballots that had not yet been received prior to this meeting. The following units were represented by proxy: 22, 23, 26, 35, 39, 40, 42, 45, 60, 62, 65, and 66. Units represented by attendance were 27, 31, 32, 34, 47, 48, 51, 52, 54, 56, 58, 59, and 61. With 25 owners represented, a quorum was established.
Approval of Minutes:	There was one correction to the 2001 Annual Meeting Minutes. Under Election of Directors the last sentence should read: there will be two positions open for election next year and the Board encourages owners to think about seeking a term on the Board. <i>Ray Cook made a motion to accept the minutes with the correction noted. Larry Lorenze seconded. Motion carried.</i>
Treasurers Report:	Ruth Jenkins presented to the ownership the Treasurers Report and explained about operating expenses that recur each year and common element reserve expenses that are long term replacements. The re-roof project that had been planned for completion in 2003 was actually completed in 2002. She noted that there was arrearage from one unit on the special assessment and that a lien had been filed against this unit for not payment. <i>Wayne Kreger made a motion to accept the Treasurers Report as presented. Ray Cook seconded. Motion carried.</i>
Association Report	Deanna Knox of Elite Management Services gave an overview of the activity and work that took place during 2001/2002 year. Please see Addendum A.
Capital Projects:	Ruth Jenkins presented the owners with a slide presentation explaining capital replacements and future projects to take place. Please see Addendum B.

<p>2002/2003 Budget:</p>	<p>Deanna Knox presented to the membership the proposed budget for 2002/2003. She noted that operations budgets are based on historical data plus any identifiable increases to specific line items such as insurance, electrical rates, water usage rates, and daily maintenance items to name a few. With a zero based budget the income and expenses for operations came in at \$61,120. Please see Addendum C. <u>Ed Vignoul made a motion to approve the 2002/2003 Budget as presented with dues to remain at \$640 per quarter. Duane Bergevin seconded. Motion Carried.</u></p>
<p>Open Forum</p>	<p>Ed Vignoul began discussion regarding hot-tub usage on property. He sited the SROA Rules and Regulations regarding noise, placement, and screening of hot-tubs. After owner discussion and a quorum represented at this meeting, <u>Ray Cook made a motion to not allow hot-tubs, and the existing hot-tubs that are presently in place on the property will not be allowed to be replaced with a new unit or modified. Aileene Brooks seconded. Motion carried.</u></p> <p>Dixie Trout of unit 52 made a correction to their address in the Owners Address List. Their new address is 41737 Burgen Hollow, Scio, OR 97374, phone is 503-394-2944.</p> <p>This is a reminder to all owners that all exterior light bulbs need to be replaced with 40 watt coil bulbs. This includes lighting on the upper decks, decks, and entry. The coil bulbs are low in heat and still give off the same amount of light. This is an insurance issue and compliance from all owners is expected.</p> <p>Penny Englert would like the owners to view the fence at Circle Four Ranch the next time they are on property. The fence at Wildflower II is in poor repair and is expensive to maintain. Various post placements make it impossible to order standard length rails so rails must be special ordered each time replacement is necessary.</p> <p>The owners would ask for some flexibility in the reserve replacement schedule. Asphalt is breaking down in the parking area, and especially on the walk paths. This creates a liability to the association and must be addressed as soon as possible. Discussion to modify the parking areas and garbage enclosures took place. A committee may be put in place to present their ideas to the Board, however, funds are limited.</p> <p>Proper lighting on the walkways is also a high priority for the owners and their guests.</p>
<p>Election of Directors:</p>	<p>Two positions were open for nomination this year. These positions hold a two year term that expires in October of 2004. <u>Ray Cook nominated Wayne Kreger to fill one open position. Jean Cleaves seconded. Motion carried. Ed Vignoul made a motion to re-elect Ruth Jenkins. Ray Cook seconded. Motion carried. Dixie Trout nominated Steve Trout to fill the</u></p>

	<p><u>vacant position on the Board which has one year remaining. Ray Cook seconded. Motion carried.</u> Steve Trouts position will expire in October 2003. There are three Board positions open for election next year. Positions needed to be filled are for Ed Vignoul, Rod Englert, and Steve Trout.</p>
Board Actions:	<p><u>Ray Cook made a motion to approve and commend the actions of the Board for the year 2001/2002. Wayne Kreger seconded. Motion carried.</u></p>
Adjournment	<p><u>Ray Cook made a motion to adjourn the meeting at 2:47 p.m. Jean Cleaves seconded. Motion carried.</u></p>
	<p>The next Annual Meeting will be held on October 11, 2003. Time and place will be announced at a later date.</p>

Immediately following this meeting a Board Meeting was held to elect officers of the Board. Ed Vignoul made a motion to elect Rod Englert as President, Ed Vignoul as Vice President, and Ruth Jenkins as Treasurer. Wayne Kreger seconded. Motion carried.