

**Wildflower Two Association of Unit Owners  
2008 Annual Meeting  
Sunriver Library  
1:00 P.M.**

**Establish a Quorum**

The Association Bylaws state a majority of the 48 unit owners entitled to vote constitute a quorum, in this case 24 units or more present and by proxy. Units represented by proxy were: 21, 23, 24, 25, 27, 29, 33, 35, 38, 42, 45, 46, 57, and 60. Units present were: 31, 32, 34, 39, 48, 52, 53, 54, 56, and 59. With 24 units represented a quorum was achieved.

**Call to Order**

President Rod Englert called the meeting to order at 1:07 P.M. He asked the owners to introduce themselves and state how long they had owned their unit. Joanna Johns gave brief introductory remarks about her company and new management agreement.

**Approval of the 2007 Annual Meeting Minutes**

*Upon motion duly made, seconded and unanimously approved, it was:*

**RESOLVED:** to approve the minutes of the 2007 Annual Minutes as presented.

**Treasurer's Report**

Treasurer Ali Momeni gave brief comments from his perspective on the state of the association as of this meeting, citing what he considered a turn from more "turbulent" conditions to turning the corner with the addition of Info-Dynamics LLC and Tony Cunha CPA into the organization to produce and interpret the financial statements of the association under the new One-to-One Association Management Agreement.

Ruth Jenkins gave a Power Point presentation of the Board's discussion of the September 2008 Balance Sheet and Profit & Loss results and the 2009 Budget at the September 27<sup>th</sup> pre-annual board meeting in which she illustrated the cost overruns due to snow removal, status of reserve projects to date and funding used and needed in future years, plus the current 2009 budget and proposed assessment increase of \$750 per quarter.

Rod facilitated a discussion in which every owner, board member and the association manager weighed in with their opinion, comments and questions. A number of owners felt an \$800 assessment should be made now. At the end of the discussion the following motion was approved.

**Wildflower Two Association 2008 Annual Meeting**  
**Page 2 of 4**

*Upon motion duly made, seconded and unanimously approved, it was:*

**RESOLVED:** to approve the 2009 budget and a \$750 per quarter assessment effective October 2008..

A notation was requested that it may be necessary to raise the assessment to \$800 per quarter in 2010 after more information is obtained on what will be required to make final and effective repairs on the Phase Two rooftop decks. Tony to manage billing timing with new coupons and assessment increase.

**Manager's Report**

**Management Transition**

Transition is substantially complete; work still proceeding on reserves, budgets and final project completion of Phase Three steps. Bylaw review in progress; Buildings 49-50 and 51-52 shakes sealed and trees removed that were marked by SROA this fall. Minor repair items completed as needed on fences and various units.

**Grounds Maintenance and Snow Removal Services**

2008-09 snow removal and 2009 grounds maintenance services contracts are signed and will be provided by a new contractor.

**Stump Grinding**

Stump grinding completed two weeks ago. We are leaving the ground material through winter in place and will remove and complete grass planting in spring.

**Wood Storage and BBQ Proposal from SR Resort**

This proposal and offer by SR Resort will be on the website if any owners wish to purchase the BBQ mat and wood storage unit.

**Phase Three Step Project**

Contract let for project start in mid October. Six units scheduled to complete before start of winter; more if weather allows. C&T Construction installing a stamped concrete solution.

**Management Update on Operations**

The Action Plan Lists created at the July and September 2008 Board Meeting follow.

**ACTION PLAN from July 2008 Board Meeting – all items complete unless asterisked**

- 1) Account for pre-paid dues on the balance sheet.
- 2) Reconstruct equity, operations and reserves so they are stated properly in the record
- 3) Upon receipt of AG Edwards statements make sure the accrued interest is accurately stated
- 4) Obtain a copy of the reserve plan on disk from Ruth Jenkins
- 5) Request to consider using a payment coupon for more professional appearance.
- 6) Unit 28 had broken furniture stored on their flat roof. Notation in newsletter and minutes
- 7) Behind unit 27-28 non grassy areas need attention.
- 8) Near units 54-54 the drip lines do not work.
- 9) Unit 53-66 new logs need sealing as logs have split. \*\*\* In Progress

**Wildflower Two Association 2008 Annual Meeting**  
**Page 3 of 4**

- 10) Units 49-50 and 51-52 need siding shakes sealed.
- 11) Unit 65 rear elevation tree leaning that requires removal; leaning toward unit
- 12) Paving dips require correction \*\*\*\* On hold
- 13) Possible Pine Beetle tree requiring removal near unit 54
- 14) SROA contacted to resolve bike path connector notice \*\*\*\* Englert
- 15) Unit 36 hot tub settlement agreement
- 16) Pool site options \*\*\*\* Englert
- 17) Move inventory to new storage facility
- 18) New landscape plan structure \*\*\*\* Johns
- 19) Phase three steps

**ACTION PLAN from September 27, 2008 Board Meeting**

- 1) Award bid for snow and grounds.
- 2) Add pine beetle tree in front of Unit 54 to grinding project.
- 3) Crack seal prior to winter.
- 4) Explore low profile garbage enclosures \*\*\* Johns
- 5) Explore new rustic entrance sign options \*\*\* Johns
- 6) Monitor Unit 36 hot tub repairs
- 7) Nominating Committee notice in mailing
- 8) Bylaw Amendment review \*\*\* Johns
- 9) Bike Path Connector \*\*\* Englert
- 10) WF II Pool Letter to WF I
- 11) Phase 3 step repair bids and winter repairs
- 12) Revise reserve
- 13) 2009 Assessment Increase notice in mailing
- 14) Annual Meeting treasurer's report
- 15) Check with Mike Smith on availability and price of Wood storage units and BBQ trays
- 16) Put information on website

**Election of Directors**

The terms of Richard Bennett and Robert Raths expire at this meeting. Richard indicated a desire to retire and Bob Raths a desire to serve another term. The Association Board on behalf of all owners extended a sincere thank you to Richard for time served on the Board and as its President. Ruth Jenkins expressed an interest of serving on the Board.

*Upon motion duly made, seconded and unanimously approved, it was:*

**RESOLVED:** to nominate and elect Robert Raths and Ruth Jenkins to two year terms.

**Approval of Actions of the Board for the Previous Year**

*Upon motion duly made, seconded and unanimously approved, it was:*

**RESOLVED:** to approve the actions of the Board for the previous year.

The owner present thanked the Board for all their work and service to the association.

**Wildflower Two Association 2008 Annual Meeting**  
**Page 4 of 4**

**Current Business: Question and Answer Session with Board**

The following issues were raised and made part of the:

**ACTION PLAN from October 18, 2008 Annual Meeting**

- 1) Dead trees at Unit 48, 34 and 29 to be removed
- 2) Light replacement at Units 54 and controller reset for later time
- 3) Jean Cleaves BBQ mat; Englert Wood Storage Rack
- 4) Concerns regarding bees and pine needles under upper deck boards
- 5) Discussion about roof structure over upper deck and repair of upper deck
- 6) Dry rot in center posts in Phase 2 Units 19 on
- 7) Possible black mold on upper deck of Unit 48 (bleach spray)
- 8) Ray Cook to go on computer and review bylaw copy with Joanna
- 9) Caulk Unit 31 window for leak
- 10) Treat Unit 32 dry wood upper deck on three window frames
- 11) Unit 48 upper deck repairs needed

**Next Annual Meeting:** October 17, 2009 SR Library 10 am with lunch

**Next Board Meeting:** January 30, 2009 Momeni Home West Linn 10 am with lunch

Minutes prepared by Joanna Johns