

**Wildflower Two Association of Unit Owners  
2009 Annual Meeting  
Sunriver Library  
12:00 P.M.**

These minutes are subject to correction at the next annual meeting.

**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, 33, 35, 39, 40, 41, 42, 46, 47, 51, 57, 60, 61 and 66. Units present were: 26, 27, 30, 31, 32, 34, 38, 47, 48, 49, 53, 54, 55 and 59. With 28 units represented a quorum was achieved.

**Call to Order**

President Rod Englert called the meeting to order at 12:16 P.M. He asked the owners to introduce themselves and state how long they had owned their unit. He also requested owners that had items to add to the agenda either take that opportunity now or later in the questions and answer session.

**Approval of the 2008 Annual Meeting Minutes**

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

**RESOLVED:** to approve the minutes of the 2008 Annual Minutes as presented.

**Treasurer's Report**

Treasurer Ruth Jenkins gave a Power Point presentation of the Board's discussion of the September 2009 Balance Sheet and Profit & Loss results, the proposed 2010 Budget and the Thirty Year Reserve Plan update based on recent estimates secured for third story deck, rear deck post and entrance sign projects. She proposed four options for assessments for the coming year.

Rod facilitated a discussion in which every owner, board member and the association manager weighed in with their opinion, comments and questions.

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

**RESOLVED:** to approve the 2010 budget and a \$800 per quarter assessment effective October 2008.

A notation was made that it may be necessary to raise the assessment to \$850 per quarter in 2011 to fund the reserve. The management team requested that the board and owners contemplate after 2011 a three year rotation plan to hold assessments for three years at a time after the initial levels of reserves and operations are built up to support that concept. Tony will prepare new coupons for the assessment increase. A discussion regarding the use of special assessments resulted in agreement that they should only be used for emergencies unforeseen and unplanned.

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**Manager's Report**

Since the last annual meeting your board of directors and management team has accomplished the following:

**Grounds Maintenance and Snow Removal Services**

Robert Klaver Landscaping completed their first full year of Grounds Maintenance service to the Wildflower Two Association. The irrigation delivery system required some major refinements to deliver water more effectively across the board. Overall the grounds appearance improved greatly and I didn't have one comment on dry grass or bare spots.

In 2008-09 the snow accumulation was minor and savings from that cost center were welcomed. We'll see what the winter of 2010 delivers.

**To Do Lists**

What was completed this year:

- Stump grinding
- Phase Three Steps
- Phase Three shake cleaning and sealing
- Financial reporting refinements
- Pine Beetle trees removed
- Dead trees removed
- Negotiated a three year ladder fuel plan with SROA (2009-2011)
- Raking and cleaning of pool site and road easement area
- Bid out deck supports, new entrance signage, third story deck solutions
- Explored options for garbage removal
- Reserve updated based on actual costs
- Bylaw amendment review
- New pathway installation unit 36 units
- Pest control
- Bike Path connector tabled
- Sealing of Phase Three steps (week of Oct 20)
- Cleaning and reseeding of Phase Three steps (week of Oct 20)
- Cleaning out existing garbage enclosures (week of Oct 20)
- Various levels of support for owners selling units, owner's renovating units and owners with maintenance issues including door painting, cracked asphalt, tree limbing, dead plantings, window sealing, etc.

**Where are we going in 2010?**

Based on board approvals implementing the highest priority projects in accordance with the reserve.

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**Summary**

In the area of collections we have tried to manage these issues, given the difficult economic climate, with as much compassion as possible while maintaining our duty to protect the assets of all of the owners in the association. Thank you to all owners for your support and communication during this past year.

**Election of Directors**

Bob Raths and Gary Lorenz served as the Nominating Committee this year and Bob reported that the terms of Rod Englert, Ali Momeni and Gary Lorenz expire at this meeting. Gary Lorenz has reached his term limit. Rod and Ali expressed an interest in continuing to serve. The Association Board on behalf of all owners extended a sincere thank you to Gary Lorenz for time served on the Board. Bill Sakagawa, a co-owner in the Lorenz unit expressed an interest in serving on the Board. Bill made a brief statement about his background for the owners present. Expressions of interest from the floor were requested. Being none a motion was made.

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

**RESOLVED:** to nominate and elect Rod Englert, Ali Momeni and Bill Sakagawa 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.

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

**ACTION PLAN from October 2009 Annual Meeting**

- |  |             |
|--|-------------|
| 1) Look at cross logs on some units that are splitting     | Johns       |
| 2) Add deck support braces to rear posts like Phase 3      | Johns       |
| 3) Add wildflowers at new signs                            | Johns       |
| 4) Unit 38 carpenter ants                                  | Johns       |
| 5) Brooks to work on carport garage ideas                  | Greg Brooks |
| 6) Unit 48 dead tree leaning – remove                      | Johns       |
| 7) Yellow Jackets Units 48 and 52                          | Johns       |
| 8) Follow up on heat pump screens that are missing (29)    | Johns       |
| 9) Use Skype for conference calling                        | Johns       |
| 10) Send Ruth updated email list and engineer plans in PDF | Johns       |
| 11) Repair chimney rock on Unit 26                         | Johns       |

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At a brief meeting following the annual meeting the Board agreed Rod remain Chair and Ruth Treasurer.

**Next Annual Meeting:** October 23, 2010 SR Library Noon with lunch Board will meet at 10 am to review agenda

**Next Board Meeting:** May 7 11:30 West Linn Ali Home

Minutes prepared by Joanna Johns