

**Wildflower Two Association 2008 Annual Meeting  
Manager's Report**

**Management Transition**

Transition is substantially complete; still working 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**

- 1) Account for pre-paid dues on the balance sheet. Tony DONE
- 2) Reconstruct equity, operations and reserves so they are stated properly in the record Tony DONE
- 3) Upon receipt of the AG Edwards statements make sure the accrued interest is accurately stated Tony DONE
- 4) Obtain a copy of the reserve plan on disk from Ruth Jenkins Tony/Joanna DONE
- 5) Request to consider using a payment coupon rather than a coupon card due to lack of professional appearance. Tony/Joanna DONE

- 6) Unit 28 had broken furniture stored on their flat roof. Joanna asked to contact owner in writing to notify them that this will damage the roof and not allowed. Ruth asked to put an item in the newsletter regarding this concern. Joanna  
DONE
- 7) Behind unit 27-28 non grassy areas need attention. Joanna  
DONE
- 8) Near units 54-54 the drip lines do not work. Joanna  
DONE
- 9) Unit 53-66 new logs need sealing as logs have split. Joanna
- 10) Units 49-50 and 51-52 need siding shakes sealed. Joanna  
DONE
- 11) Unit 65 rear elevation tree leaning that requires removal; leaning toward unit Joanna
- 12) Paving dips require correction Joanna  
BID RECEIVED
- 13) Possible Pine Beetle tree requiring removal near unit 54 Joanna  
Not A PBT
- 14) SROA contacted to resolve bike path connector notice Rod
- 15) Unit 36 hot tub settlement agreement Joanna  
IN PROGRESS
- 16) Pool site options Rod & Board
- 17) Move inventory to new storage facility Joanna  
DONE
- 18) New landscape plan structure Joanna
- 19) Phase Three steps Joanna  
IN PROGRESS

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

- 1) Award bid for snow and grounds. Johns DONE
- 2) Add pine beetle tree in front of Unit 54 to grinding project. Johns Not A PBT
- 3) Crack seal prior to winter. Johns DONE
- 4) Explore low profile garbage enclosures Johns
- 5) Explore new rustic entrance sign options Johns
- 6) Monitor Unit 36 hot tub repairs Johns DONE
- 7) Nominating Committee notice in mailing Johns DONE
- 8) Bylaw Amendment review Jenkins/Johns IP

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| 9) Bike Path Connector   | Englert       | IP   |
| 10) WF II Pool Letter to WF I  | Johns         | DONE |
| 11) Phase 3 step repair bids and winter repairs  | Johns         | IP   |
| 12) Revise reserve   | Jenkins/Cunha | IP   |
| 13) 2009 Assessment Increase notice in mailing   | Johns         |      |
| 14) Annual Meeting treasurer's report  | Jenkins       | DONE |
| 15) Check with Mike Smith on availability and price of<br>Wood storage units and BBQ trays | Johns         | DONE |
| 16) Put information on website   | Jenkins       | DONE |

I am so pleased to be back on the management team for your association. Tony and I will send out 2009 coupons when they are ready and look forward to winter and lots of snow!

Joanna and Tony