

*Wildflower Association of Unit Owners  
Un-Approved Annual Meeting Minutes  
October 21, 2006  
Located at the Sunriver Library, Sunriver Business Park  
To be approved at the next annual meeting on October 20, 2007*

*Prior to this Annual Meeting a special Brunch was offered to all owners in attendance. It was a wonderful time to, once again, gather, exchange ideas, get to know one another, and catch up on the past years activities. We urge all owners to join in on the fun next year.*

- Call to Order:** Richard Bennett called the Annual Meeting to order at 12:06 p.m.
- Welcome:** Richard Bennett welcomed all owners in attendance. He mentioned that this would be the last meeting as a Board Member for Ruth Jenkins since her tenure is over at the end of this meeting. She has been so instrumental in helping the Board strategically plan for the Wildflower II future reserves and maintenance and has kept us away from deferred maintenance. Her many hours of dedication to the financial health of our association as well as the wonderful job keeping up with website updates is greatly appreciated. Ruth has unselfishly volunteered herself to continue to help with the reserves and website. We all thank you Ruth, for everything!
- Roll Call:** Deanna Knox took roll call at the meeting. Members represented by proxy were units 20, 21, 22, 23, 26, 33, 37, 38, 40, 41, 42, 45, 46, 50, 57, 60, 63, 64 and 65. Members represented in person were units 24, 27, 31, 32, 34, 35, 39, 47, 48, 51, 52, 53, 54, 56, and 59. With 34 of 48 units represented, or 70.83% of ownership, a quorum was established.
- Oct 15, 2005** After review of the October 15, 2005 Annual Meeting Minutes, one correction was made. After correction noted Chuck Erickson made a motion to approve the October 15, 2005 Annual Meeting Minutes. Ruth Jenkins seconded. Motion carried.
- Agenda:** There being no changes to the agenda, Richard Bennett proceeded with the meeting.
- Treasure's Report:** Chuck Erickson gave an overview of the year end financial status of the Association. Dues, late fees, and interest make up all income to the association. Three categories make up our operational expenses. They are administrative expenses, general expenses, and general maintenance. General expenses consist of grounds, insurance, snow removal, electricity, irrigation, and pest control. General maintenance is described as maintaining buildings, chimneys, fences, and contingency. Our operational income came in at \$69,461 with operational expenses coming in at \$71,625. Our budget took a hit with the extra snow removal cost this year and had to use a good portion of our contingency fund. Our reserve income was at \$55,339 with reserve expenses at \$20,402. Chuck mentioned that all operational surpluses have been moved into the reserve account at year end as normal procedure. Copies of the Year End Financial data, dated September 30, 2006, are noted as Addendum "A" to these minutes. Richard Bennett thanked Chuck for his comprehensive report of our Association's current financial status.
- Association Report:** Deanna Knox, of Elite Management Services presented an oral report of all the activity that took place this year. A copy of her report is attached to these minutes as Addendum "B". There was a brief question and answer period. She was asked to gain access on all the upper decks in phase II and install new covered electrical outlets, clean all scuppers, and purchase necessary extension cords and heat tapes to be placed in the scuppers. This will help to keep any ice from building up, give proper drainage of excess rain or snow melt, and help to eliminate leaks in the units during high snow levels.

**Capital Projects:** Ruth Jenkins presented the owners with a slide presentation explaining capital replacements and future projects to take place. A copy of The Reserve Study and slide presentation, Addendum "C" can be located on your website at [www.wildflowerii.org](http://www.wildflowerii.org).

**2006/2007 Budget:** As an addition to the Capital Projects report, Ruth Jenkins presented to the membership the proposed budget for 2006/2007. A copy of the proposed budget is represented in these minutes as Addendum "D". There was a great deal of discussion about the possible need to replace all back deck structure on the Phase III units. The reason for this possible replacement is that the Phase III upper decks are exposed constantly to the elements. They are now experiencing dry rot in the piers, support beams, and deck boards are now coming to the end of their useful life. Deanna was asked to get a bid on the cost of such a project, which she did. The cost came in at \$173,320. She only received one bid prior to the meeting so there was no comparative bid to look at. When this figure was given to Ruth she began running several scenarios and shared those with us at the meeting which had a drastic impact on future assessments. Deanna was asked to hire an independent structural engineer to test the safety and give their opinion on alternative structural replacement and materials. In addition to this problem we are faced with a 181% increase to our irrigation water use. Deanna was asked to speak with a landscape designer to help us eliminate a lot of our water usage yet keep the beauty of our landscape. We are now on a fact finding mission for both the decks and irrigation problems. Ron Wise made a motion to accept the 2006/2007 Capital Project Report and the 2006/2007 Operational Budget as presented and authorize raising dues from \$650 to \$750 to cover these unexpected common elements that were just spoken about. Ray Cook seconded. Richard Bennett called for discussion. After further discussion Steve Mahoney made a motion to amend the prior motion and to authorize raising dues from \$650 to \$700 and to accept the Operational Budget and Reserve Budget as presented. Ruth Jenkins seconded. Richard Bennett called for an oral vote of all owners in attendance and utilized proxy votes. Motion carried by majority vote.

**Open Forum:** Ray Cook submitted to Deanna a professional drawing of the approved storage unit last year. You may get a copy from Deanna at any time if you're interested in building a storage unit upon Board approval.

The Board engaged in a conversation with the owners about the pool land that is owned by the ownership (not the association) and exploring ideas of what to do with this land. There is an obvious value to this property and it will take 100% of all owner's approval and terms of agreement to move forward with any future transaction. The Board will keep the ownership informed on any information they receive about this property.

**Election:** Betty Cook made a motion to accept the nominations of Robert Rath and incumbent Richard Bennett. Ray Cook seconded. Motion carried. Each Board Member fills a two year position, but may not fill a Board position for more than 6 years consecutively.

**Approve Actions:** Steve Mahoney made a motion to approve the actions of the Board for the fiscal year 2005/2006. Rod Englert seconded. Motion carried.

**Adjournment:** There being no further business to discuss Ray Cook made a motion to adjourn this meeting at 2:50 p.m. Duane Bergevin seconded. Motion carried.

The next scheduled Wildflower II Annual Meeting will be held on October 20, 2007

Respectfully submitted by Deanna Knox  
Elite Management Services