

Wildflower II Association of Unit Owners
Un-Approved Annual Meeting Minutes
October 20, 2007, 11:00 A.M.
Located at the Sunriver Library, Sunriver Business Park
To be approved at the next annual meeting on October 18, 2008

Lunch was served at 11:00 a.m. to all owners in attendance.

Call to Order: Chairman Richard Bennett called the meeting to order at 11:28 a.m.

Welcome: Richard Bennett welcomed all owners in attendance. All owners introduced themselves and shared which unit they represented.

Roll Call: Deanna Knox took roll call at the meeting. Members represented by proxy were units 20, 21, 26, 27, 28, 30, 31, 33, 37, 38, 40, 41, 46, 50, 51, 57, and 63. Owners represented in person were 23, 24, 29, 32, 34, 35, 39, 45, 47, 48, 52, 53, 54, 56, and 59. With 32 of 48 unit owners represented at this meeting, or 66.67% of ownership, a quorum was established.

October 21, 2006: After review of the October 21, 2006 Annual Meeting Minutes, *Chuck Erickson made a motion to approved the October 21, 2006 minutes as presented. Rod Englert seconded. Motion carried.*

Treasurer's Report: Before Chuck Erickson gave the treasurer's report, Richard Bennett wished to thank Chuck for all his time and effort keeping us on track with our finances. In addition, a big thank you to him for taking over the task of keeping up with the website this year. This will be Chuck Erickson's last year as an owner here at Wildflower II. He has accepted an offer on his unit #24 which will close in late November.

Chuck Erickson offered copies of the Year End Financial's dated September 30, 2007. In each category of the financials the association has come in under budget. Administrative Expenses: Legal Fees as well as Tax/Meetings/POBox/Other came in nearly \$1,600 under budget. General Common Expenses experienced a savings in snow removal, irrigation, electric service, and garbage removal. Chuck wanted to note that the savings on electricity this year stemmed from changing out the sensors on the exterior lights last year to a timer system. This alone saved the association nearly \$550. General Common Maintenance: General maintenance was almost \$3,600 over budget due to upgrading the electrical boxes on the Phase II upper decks and purchasing heat tapes to be placed in the scuppers. Also, All Phase Electric had to do quite a bit of work on our exterior lights and electrical panel behind unit 19. Fences took a big hit (literally!) and a lot of repairs were necessary to get these back in shape. This is an on going project. We were able to use our contingency to help cover this overage. We were able to save nearly \$11,000 on our projected cost of the rear deck support beams and used this money to begin the Phase II upper deck siding replacement project. We hadn't anticipated this work this year, but more leaks began to show up during last years winter months. Currently our reserves are at \$77,000 which will carry over into next year. There are two owners who are in arrears in their association dues. Liens have been filed in an attempt to receive this money. *Jean Cleaves made a motion to accept the Treasurer's Report as presented. Harold Morrison seconded. Motion carried.* A copy of the Treasurer's Report is attached to these minutes as Addendum "A".

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". A question and answer period took place. Deanna has been asked to study the documents to determine if doors are an owner responsibility. Reason for this study is that there seems to be leaks on the upper phase II decks stemming from the old doors and thresholds. Deanna is asking that all owners of the phase II units, go up on their upper deck and check their skylights. We are finding that golf balls have hit these skylights and have either cracked or shattered the exterior glass panels. Unit owners are responsible for replacement of these windows.

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.

2007/2008 Budget: As an addition to the Capital Projects report, Ruth Jenkins presented to the membership the proposed budget for 2007/2008. A copy of the proposed budget is represented in these minutes as Addendum "D". For the Capital Projects Ruth has used a CPI rate increase of 3.2%. The budget and capital projects are both keeping with this rate. Assessments will remain at \$700 per quarter this year. However, Ruth mentioned that the dues are to continue to rise over the next few years at the 3.2% increase rate. The anticipated dues for 2008/2009; \$720 per quarter, 2009/2010; \$735 per quarter, and 2010/2011; \$760 per quarter. The Board and ownership wish to thank Ruth for her dedicated service to our overall financial good health.

Open Forum: The owners are still quite concerned about the continued drain of funds toward the phase II upper decks. Deanna mentioned that the Wildflower I Association has hired an architectural designer to redesign and close in the upper decks with a roof system and having the sunken deck act as an owner storage area. This interested the owners, however, they went a bit further in their thoughts. Ideas tossed around were creating another separate room, or possibly closing in the area but using the roof structure as a solar device. Deanna will contact Midstate and ask their engineers if this is a possibility. She will share with the Board her conversation with Midstate. The consensus in this matter is that the owners want a permanent fix.

Richard Bennett re-introduced the pool land in front of the Wildflower I Association that is owned by Wildflower II. The new mall developer, Silverstar Inc., is having difficulties coming up with enough parking for patrons and employees in his overall plan. Because the Association cannot sell the property without 100% approval of the owners and their mortgage holders, leasing the land could be a solution and offer the Association income to feed the reserves. This is a preliminary idea (in infancy) that will be researched in the coming months.

After the heavy rains that were experienced last week we can see areas where water is pooling in the parking areas. Deanna will call McMillan and Son's to ask how we might eliminate these low areas. We may need to bring in more asphalt to build up these areas. Deanna will research and come to the Board with a solution.

We are once again being placed on the agenda at SROA regarding the bike path they wish to place in front of the Wildflowers. This is the 3rd time this has been placed in our lap, however, no representative from SROA has contacted the Board for feed back. Deanna met with them over the summer and re-iterated the Board's stand on this issue. Owners are concerned that having the path so close, that there may be a greater possibility of break ins. Deanna will check to see if there are any statistics on file with SROA.

Duane Bergevin met with Jeremy of Affordable Yard Care and also spoke with Twin Pines Landscape, Greg Broxson regarding a new landscape design. Over the summer, owners noticed dry areas in the landscape that the irrigation system was not covering. Jeremy did a lot of trouble shooting and found that the Sunriver Utilities was not providing proper water pressure to our system. They changed it out and we are now receiving the pressure. Along with this Jeremy has changed out nearly 80 irrigation heads to offer proper coverage. With the water pressure working at capacity, we should be able to reduce water time and save on water use as well as electricity from the timers. Both Jeremy and Greg have worked closely on other properties to come up with alternative landscape designs. Our objective is to reduce water but not reduce quality of our landscape. We had thought of hiring a designer but both of these contractors said to hold on to your money. Between the two of them they can help us plan strategically what needs to happen and when. They both are happy to meet with the Board to discuss. We anticipate that the new landscape implementation will be a phased project.

John Warrick asked that the Board take on a policy in which 3 comparative bids are offered on any repair or replacement of common elements that could reach over \$100,000.

Election: We have three vacant positions on the Board. Chuck Erickson, Gary Lorenz, and Duane Bergevin's term expire at the end of this meeting. Incumbent Gary Lorenz wished to run for another term. Richard Bennett opened the floor for nominations. Dixie Trout nominated Ali Momeni. Richard had asked if there were any further nominations. Nominations from the floor were closed. Richard announced that there were three members on the ballot; Rod Englert, Diane Erickson, and Gary Lorenz. A special vote of the membership took place at this meeting. Upon tallying all votes and voting proxies the new elected directors are as follows: Incumbent Gary Lorenz, Rod Englert, and Ali Momeni. We would like to thank Diane Erickson for her interest in running for the Board.

Approve Actions: Jean Cleaves made a motion to approve the actions of the Board for the fiscal year 2006/2007. Ruth Jenkins seconded. Motion carried.

Adjourn: With no further business to discuss, Richard Bennett adjourned this meeting at 2:10 p.m.

The next scheduled Wildflower II Annual Meeting will be held on October 18, 2008.

Respectfully submitted by Deanna Knox
Elite Management Services

Directly after this meeting a brief Board Meeting was held to elect officers. Richard Bennett made a motion to nominate Rod Englert as Board Chairman. Bob Rath seconded. Motion carried unanimously. Bob Rath made a motion to nominate Gary Lorenz as Vice Chairman. Rod Englert seconded. Motion carried unanimously. Richard Bennett made a motion to nominate Ali Momeni as Treasurer. Rod Englert seconded. Motion carried unanimously. Bob Rath will take over the duties of updating the website. He'll contact Chuck Erickson for access information. Rod Englert has called the next Board meeting for January 11, 2008 to be held at the home of Ali Momeni, 695 Rosemont Rd, West Linn, Oregon. Another meeting will be held in May and August; time and place to be announced.

Introducing your new Board of Directors for Wildflower II Association of Unit Owners for 2007/2008:

Rod Englert, Chairman	Term expires October 2009
Gary Lorenz, Vice Chair	Term expires October 2009
Ali Momeni, Treasurer	Term expires October 2009
Bob Rath, Director	Term expires October 2008
Richard Bennett, Director	Term expires October 2008