

## MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

May 10, 2017

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, May 10, 2017, in the home of Larry Rus. President Rus called the meeting to order at 7:05 p.m. Board members present were Larry Rus, Julie Garver, John Cusick, Phil Harlan and Dick Fankhauser. Linda Liu was absent.

**MINUTES:** Minutes of the March 15, 2017, Board meeting were approved as read.

**TREASURER'S REPORT:** The Treasurer's report, as prepared by John Cusick, was filed. Eleven property owners have not paid any 2017 dues and one property owner is making periodic payments. Four of the eleven are carryovers from previous years. One of the four carryovers has made partial payment. The current balance sheet and year-end as well as current budget vs. actual revenue and expense reports, were reviewed.

Transfer of checking account from Heritage Bank to Olympia Federal is complete. It was moved and seconded that Larry Rus be added as a third signator on the association checking and savings accounts. Dick and John are the current signators. Motion carried. The CD at Heritage Bank matures on June 24, 2017 and will be transferred to Olympia Federal at that time.

**UNFINISHED BUSINESS:** 2016 Excess Funds: Discussion continued regarding what to do with the unrestricted net assets. John felt comfortable with spending up to \$8,192 of the excess funds, the difference between our current cash balance and projected expenses through the end of the year. It was moved and seconded that we replace 12 street lights at high traffic and/or intersections with those funds. This decision will be reported to the Association at the June 8, 2017 meeting. Motion carried. Another option for use of the funds was speed bumps. This idea was dismissed mainly because of expense.

Old Records & By-Law Review Update: John presented a narrative of information that had been uncovered in a review of the historical WPOA documents pertaining to proxy voting. It was determined that this should be reported to the Association members. The narrative is as follows: *"Earlier this year, two board members thoroughly reviewed all the historical WPOA documents in several boxes that were inherited from the previous WPOA president.*

*They discovered a previous (1989) By-Law revision that allows a property owner unable to attend a meeting to specifically designate a proxy to vote on the homeowner's behalf using a form authorized by the Board.*

*This previously adopted revision has been incorporated into the By-Laws available for download at the website (<http://wpoa.us>) as Article I, Sections 3 and 4."*

Newsletter items: Linda is preparing the newsletter and asked for items to be included. A budget update, the narrative regarding proxy voting, the street lighting upgrade decision, information regarding mailboxes were suggested.

**NEW BUSINESS:** Mail box issues: Larry has received reports of mailboxes being broken into. It was determined that neither the Association or the Board would be involved. We will provide information to neighborhoods within Wilderness to contact the USPS regarding providing mailbox clusters and installing them at homeowners expense.

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be the semi-annual Association meeting at 7:00 p.m. on Thursday, June 8, 2017 at the Grace Covenant Church. The next regularly scheduled Board meeting will be at 7:00 p.m. on Wednesday, July 12, 2017, at the home of Larry Rus.

Respectfully submitted,  
Dick Fankhauser, Secretary