

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

August 9, 2017

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, August 9, 2017, in the home of Larry Rus. President Rus called the meeting to order at 7:08 p.m. Board members present were Larry Rus, Julie Garver, John Cusick, Phil Harlan, and Linda Liu.

MINUTES: Minutes of the July 12, 2017, Board meeting of the Wilderness Property Owners' Association were approved.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. Seven property owners have not paid any 2017 dues and two property owners are making partial payments. Three of the seven are carryovers from previous years. Two of the delinquent property owners have had liens filed against their properties. The current balance sheet and year-end, as well as current, budget vs. actual revenue and expense reports were reviewed.

UNFINISHED BUSINESS: Tree Management Update: Blackberries and other vegetation from the Greenbelt are coming through the fence at 5017 Chambers Creek Loop. Larry received an estimate from the Association's current landscaper for \$330 to clear the blackberries and vegetation away from the property's fence. The Board agreed to move forward to have the area cleaned up. The work at the Newbill residence at 4622 Ferndale Court has been completed. The Association paid \$205.70 for an assessment of trees at 2914 Wilderness Drive. The assessment showed that the trees were healthy and no further work is required of the Association.

Street Light Updates and Discussion: The Association has paid \$5,797 to replace 12 streetlights, including 3 cobra head lights and nine lantern-style lights. Larry shared that the Association will receive a \$195 rebate for the replacement of the 3 cobra headlights. The work to replace the 12 streetlights is expected to take between 4-6 weeks to complete. Puget Sound Energy also informed Larry that flagging is required and would cost an additional \$309. The Association approved this work. Larry will contact Puget Sound Energy to complete a work order.

Work Party Update: The Work Party was a success at the entrance of Boulevard. Only board members attended the work party. It was noted that the work completed was the same work in this area completed a year ago.

NEW BUSINESS: Add to Scope of Work for Landscaping Contract and Proactive Greenbelt Management: The Board discussed adding to the scope of work to the current landscaping contract when it is up for renewal. The work parties have had mixed success involving non-board members. The Board considered adding biannual maintenance for the Association's common areas to the existing contract.

The Board also discussed proactive management of the Greenbelt. Discussions focused on an initial needs assessment of the Greenbelt. The needs assessment would potentially include the edges of the Greenbelt and areas adjacent to other neighborhoods perhaps beginning with Chambers and Sweetbriar. In addition the Board considered doing this work over a period of years – a long-term forest management plan- with the goal of reaching maintenance. The Board will continue discussions about expanding the scope of the landscape contract and proactive management of the Greenbelt in September. No decisions were made.

There being no further business, the meeting was adjourned at 7:50 p.m. The next Board meeting will tentatively be on Tuesday, September 12, at the home of Larry Rus.

Respectfully submitted,
Julie Garver, Board Member