

## MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

**October 18, 2017**

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, October 18, 2017, in the home of Larry Rus. President Rus called the meeting to order at 6:59 p.m. Board members present were Larry Rus, Linda Liu, John Cusick, Phil Harlan and Dick Fankhauser. Julie Garver was absent.

**MINUTES:** Minutes of the September 12, 2017, Board meeting were approved subject to correction of the font.

**TREASURER'S REPORT:** The Treasurer's report, as prepared by John Cusick, was filed. Four property owners are currently in arrears on their 2017 dues assessments. Two of the five are carry overs from previous years. The current balance sheet and year-end, as well as current, budget vs. actual revenue and expense reports were reviewed.

**UNFINISHED BUSINESS:** Greenbelt/Tree Management Update: Rainsbery residence at 5017 Chambers Creek Loop – Cleanup of greenbelt on the other side of the fence from the residential property was done by our landscape company. Because they didn't take out enough of the blackberries, Larry called the landscape company back to complete the job. Hearing nothing from the homeowner or the landscape company, he believes the work was completed.

The property owners at the Rye residence, 3230 Donnelly, advised Larry of a hemlock issue near their property. The arborist is scheduled to look at it on October 19, 2017.

Larry responded to Andy Green, the contractor for Montie Sorem, regarding tree removal on a lot he purchased and is preparing for building on Ferndale Court.

Street Light Updates: Larry reported that the 12 street lamps ordered from PSE have been installed.

Additions to Landscape Contract Scope of Work: Larry asked that the area on the North side of Wilderness Drive at Boulevard Road be added to the Scope of Work for the upcoming Landscape contract call for bids. This is the area that has the problem with the sword ferns and blackberries in the juniper beds. Also need to include the last fifteen feet of the Northwest end of the swale on Donnelly. It was not completed when the work party addressed this area a few years ago.

Proactive Greenbelt Management: There was discussion regarding whether or not we should be proactive in addressing the greenbelt management. Phil suggested that we approach it in phases. His suggestion was to develop units and have the arborist review one unit per year to locate hazardous trees at whatever amount of money (\$2,000+or -) we can afford that year. Larry asked Phil to prepare a report on this plan for the December Board meeting.

**NEW BUSINESS:** The annual meeting is scheduled for Tuesday, November 14, 2017, at 7:00 p.m. at the Grace Community Covenant Church.

John presented a proposed budget with minor changes from the 2017 budget. **A motion to approve the proposed budget for presentation to the Association at the November meeting was approved.**

Items to be included in the next newsletter were given to Linda. It was suggested that the newsletter be sent out the end of next week.

Larry sent a letter to the owner of a residence on Highline regarding fencing and removal of trees.

There being no further business, the meeting was adjourned at 7:58 p.m. The next Board meeting will be on Wednesday, December 13, 2017, at the home of Larry Rus.

Respectfully submitted,  
Dick Fankhauser, Secretary