

**MINUTES OF THE ANNUAL MEETING OF THE WILDERNESS PROPERTY OWNERS' ASSOCIATION (WPOA)  
November 14, 2017**

The annual meeting of the WPOA was held Tuesday, November 14, 2017, in the "Fellowship Hall" at Grace Community Covenant Church. President Larry Rus called the meeting to order at 7:04 p.m. In addition to Mr. Rus, Board members, Linda Liu, Dick Fankhauser, John Cusick, and Julie Garver were present. Phil Harlan was absent. A total of 20 property owners were present, therefore, not constituting a quorum.

Members were encouraged to sign in and provide their emails for future notifications and information.

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the October 18, 2017, Board meeting were approved.

**TREASURER'S REPORT**

John Cusick handed out copies of the Treasurer's Report: the Projected Revenue and Expense Budget vs. Actual and the Projected Balance Sheet for 2017. He reported that four property owners have not paid their 2017 dues to date. He reviewed the materials with the members and asked for questions.

Members inquired about the expenditures on the greenbelt/tree management line item and the number of trees that were addressed in 2017. Larry shared that the Board responded to approximately eight separate issues. The costs varied per project.

Proposed Budget for 2018

The budget was presented with a few minor changes made from the 2017 budget. Dues would be maintained at \$175 per year per property. There were 22 affirmative votes sent in via email and coupled with the 20 homeowners in attendance, a quorum was registered for voting on the budget. The budget was approved as presented.

**REVIEW OF 2017**

Greenbelt/Tree Management Update

Discussion continued regarding greenbelt and tree management. Larry provided an overview of the work completed in 2017 to address areas of concern in the greenbelt. The focus was to address danger trees that could be considered liabilities for the Association from falling trees and/or limbs. The question was posed whether the Board was able to address forest management in the greenbelt areas. Items discussed included forest fire danger, encroachment of ivy and blackberries and the need to be more proactive rather than reactive. The membership asked the Board to research the process and potential cost of developing a comprehensive greenbelt management plan. Larry shared that the Board is working on this with the limited resources that are available.

#### Newsletter Emailed in October

Larry stated that each member of the Association should have received the most recent Newsletter dated November, 2017. He thanked Linda for her work on the document.

#### Work Party - Work Accomplished

Linda Liu reported on the results of the most recent work party. Linda organized the summer work party and focused on the entrance area from Boulevard Road coming into the development. Those that volunteered cleaned up brush, junipers, and blackberries. Linda informed the membership that since there is such a small turnout for the work parties, and in this case, all Board members, the Board modified the 2018 budget with existing funds to include this work in the Common Area Maintenance contract. It was suggested that work parties be scheduled for spring or fall rather than the middle of summer. It was also suggested that more advanced notice be made of the dates for the work parties.

#### Street Lighting LED Conversion Update

Larry gave an update on the new street lighting. He reported that it is a phased project with emphasis given to intersections and other areas in need of additional lighting.

#### Vacant Board Position

Larry shared that there is an open position on the Association Board for an at-large member. He encouraged Association members to consider this opportunity.

### **NEW BUSINESS**

#### Emergency Preparedness

Katy Coons presented information concerning the importance of networking with neighbors and other information, as part of emergency preparedness after a natural disaster. She recently finished a Washington AmeriCorps seminar and gathered important information to pass on to everyone. Tristan Allen, with the Washington Military Department, Emergency Management Division, joined Katy in the presentation and handed out pertinent information regarding emergency preparedness. Homeowners interested should look to the WPOA website for details in the future.

### **ADJOURNMENT**

The annual meeting of the WPOA adjourned at 8:20 p.m.

Respectfully submitted,  
Dick Fankhauser, Secretary