

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

December 13, 2017

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, December 13, 2017, in the home of Larry Rus. President Rus called the meeting to order at 7:02 p.m. Board members present were Larry Rus, John Cusick, Phil Harlan and Dick Fankhauser. Julie Garver and Linda Liu were absent.

MINUTES: Minutes of the November 14, 2017, annual Association meeting were approved.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. Three property owners are currently in arrears on their 2017 dues assessments. Two of the three 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: Larry reported that three projects have recently been completed. They are the Rye property at 3230 Donnelly, the Ruffier property at 3313 46th Court, and the Coulee property at 2934 Wilderness Drive. He also reported that two current projects, the Britt property at 4430 Highline Drive and the Sherill property at 3211 Wilderness Drive, will be completed this year.

Street Light Update: Larry reported that we have received the rebate from PSE for the street lighting project in the amount of \$676.

Proactive Greenbelt Management: Phil reported on the proposal for proactive greenbelt management. He is trying to decide how to divide the project up into manageable units. The idea would be to take approximately ¼ of the greenbelt budget each year to devote to this project. Each unit would be addressed on a revolving basis of every 5 to 7 years. It was suggested we would hire an arborist to review one unit per year to locate hazardous trees and take care of whatever amount of money (\$2,000+or -) we can afford that year. Phil said that the idea of looking at the first 20 to 40 feet into the greenbelt adjacent to homeowner's properties would be a start. Phil will pursue developing this further. He also suggested that maybe we classify the greenbelt areas as grass, light forest or heavily forested. Larry will contact a suggested firm regarding a landscape assessment of the greenbelt areas.

NEW BUSINESS: Additions to Landscape Contract Scope of Work: The proposed two-year landscape contract was reviewed. The area on the North side of Wilderness Drive at Boulevard Road had been added to the Scope of Work. This is the area that has the problem with the sword ferns and blackberries in the juniper beds. All of the swale parallel to Donnelly from the trailhead west to the creek was added. Larry said that he would provide wording for the mowing and fertilizing portion of the scope of work. With those changes, Dick will obtain bids for the work so that it can be executed in February of 2018.

Work Parties: It was agreed that, since there is so little turnout for the work parties, they will be discontinued.

Wilderness Next Door: There was a brief discussion regarding this and suggested that maybe Julie would want to look into this.

Board of Directors Management for March and April: Larry will be out of town during the months of March and April and asked that someone be a contact for the Board in his absence. Dick agreed to do that.

Evan and Heather Caille Architectural Request: The Cailles, located at 3536 Pinebrook Drive SE, requested permission to replace the roof on an adjoining shed on their property with architectural grade asphalt shingles. The request was approved and Larry will advise them of the approval. He will also ask that they remove the derelict car from the grass strip in their front yard and to move the garbage cans away from the street.

There being no further business, the meeting was adjourned at 8:12 p.m. The next Board meeting will be on Wednesday, January 10, 2018, at the home of Larry Rus.

Respectfully submitted, Dick Fankhauser, Secretary