

## MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

**March 28, 2018**

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, March 28, 2018, in the home of Dick Fankhauser. Vice President Liu called the meeting to order at 6:59 p.m. Board members present were John Cusick, Phil Harlan, Dick Fankhauser, Julie Garver and Linda Liu. Larry Rus was absent.

**MINUTES:** Minutes of the January 10, 2017, Board meeting were approved.

**TREASURER'S REPORT:** The Treasurer's report, as prepared by John Cusick, was filed. Forty-six property owners have paid their dues to date. The current balance sheet and year-end, as well as current, budget vs. actual revenue and expense reports were reviewed.

**IRS Tax Status:** John said that his thorough search of the records showed that the WPOA has never filed a tax return. In light of our having received a 1099 form from PSE and some other miscellaneous income, he recommended we file a 1120 H Corporate Return. **Motion was made and approved to request that John file the appropriate form(s) for the 2017 tax year.**

**UNFINISHED BUSINESS:** Greenbelt/Tree Management Update: Nothing new.

**Proactive Greenbelt Management:** Phil reported that he has not heard from the faculty at Evergreen regarding the possibility of student participation. Julie shared that the WPOA Greenbelt had not been chosen as a program project by the students. However, the faculty member did share he would be willing to come out and look at the greenbelt and provide suggestions for proactive management. Julie will look into it and get back to Phil.

**Landscape Maintenance Contract:** Dick said that the landscape maintenance contract is \$7,280 less than the previous two-year contract. He suggested that the savings could be used for additional street lights, proactive greenbelt management, etc. No decision was made

**NEW BUSINESS:** Dispute with Gold Standard Lawn Care Regarding Payments: Gold Standard, formerly South Sound Lawncare, has been corresponding with John regarding an additional monthly payment they say is due them. John has researched our records regarding payments to South Sound and found that, if anything, we have over paid on the contract. They have threatened to hold us liable for the alleged non-payment and have suggested they may take further action including filing a lien against WPOA and court action to recover the alleged payment plus court costs, etc. It was the Board's opinion that we owe them nothing and if they continue to pursue the issue we bill them for what we feel has been an overpayment. In the meantime, the board agreed to wait and see what their next action will be.

**Open Board Position:** There remains an open board position. We should continue to pursue filling it. Julie will post an announcement on the Wilderness Next Door message board.

**Semi-annual Meeting:** A meeting date of May 22, 2018 was selected for the meeting. John will reserve a meeting room at Grace Covenant Church.

There being no further business, the meeting was adjourned at 7:46 p.m. The next Board meeting will be on Wednesday, April 11, 2018, at the home of Larry Rus, if he is back from Arizona. Otherwise, the meeting will be at the home of Dick Fankhauser.

Respectfully submitted,  
Dick Fankhauser, Secretary