

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

May 9, 2018

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, May 9, 2018, in the home of President Larry Rus. President Rus called the meeting to order at 7:04 p.m. Board members present were Larry Rus, John Cusick, Phil Harlan, Dick Fankhauser, Julie Garver and Linda Liu.

MINUTES: Minutes of the March 28, 2018, Board meeting were approved.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. Fifteen property owners have not paid their dues to date. One of the fifteen is a carryover from previous years. Since fourteen of the property owners are now delinquent and have previously been notified this year, John will record liens against their properties. John will provide Linda a note for the upcoming newsletter to remind homeowners to pay their Association dues.

The current balance sheet and year-end, as well as current, budget vs. actual revenue and expense reports were reviewed. John said that there is approximately \$9,000 left over from last year's budget available for use. He also reported that he filed an 1120H IRS form along with \$11.00 in taxes per agreed upon direction at the March meeting.

UNFINISHED BUSINESS: Greenbelt/Tree Management Update: Dick reviewed a danger tree request from John Warner. His property is located at 4914 Old Oak St., SE, and is adjacent to the green belt west of 3223 Donnelly Drive. Dick determined that the tree is a danger to the Warner property and should be removed. After obtaining three bids and conferring with other Board members, he awarded the removal to South Sound Treescapes.

Swale Clearing at Donnelly Drive: Dick obtained a bid from the new lawn care contractor to remove the remainder of the vegetation from the swale. Upon meeting with Thurston County people, it was determined that the sediment build up at the inlet pipe crossing Donnelly needs to be cleaned out as well as the vegetation. Dick will get a bid from the lawn care contractor to do so.

Proactive Greenbelt Management: Phil reported that he had not met with the Evergreen faculty member who had previously shared he would be willing to come out and look at the greenbelt and provide suggestions for proactive management. Phil plans to connect soon. Larry asked him to prepare a brief report for the newsletter about this and give a brief verbal report at the Association meeting later this month.

Landscape Maintenance Contract: Larry asked Dick to prepare a brief report for the newsletter regarding the awarding of a new landscape maintenance contract.

Neighborhood Association (RNA) Update: Nothing new to report. Larry asked Linda to fill out the form she received and return it to RNA.

NEW BUSINESS:

Street Lighting Retrofit for 2018: Larry reported that the price of the fixtures has been reduced to \$426 each, nearly a \$200 price reduction per light. After a brief discussion, **a motion was made and approved to replace 15 existing street lights with new LED fixtures.**

Semi-annual Meeting: A meeting date of May 29, 2018, was previously selected for the meeting. John has reserved a meeting room at Grace Covenant Church.

Architectural Review of Shed: Larry brought a personal request for architectural approval of a shed he is proposing for his property. The new shed will replace an existing one. The Board agreed with his proposal.

There being no further business, the meeting was adjourned at 7:59 p.m. The next Board meeting will be on Wednesday, June 13, 2018, at the home of Larry Rus.

Respectfully submitted,
Dick Fankhauser, Secretary