

## **MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING July 12, 2018**

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Thursday, July 12, 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 May 29, 2018, semi-annual meeting of the Wilderness Property Owner's Association were approved.

**TREASURER'S REPORT:** The Treasurer's report, as prepared by John Cusick, was filed. Only five property owners have not paid their dues to date. In addition, two other property owners are making partial payments. 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:**

- a. Warner residence: Work is complete and Larry asked Dick to fill out a report for his records.
- b. Swale clearing required by Thurston County: Work is scheduled for Saturday, July 14, 2018.
- c. Brockman rental: Work is complete but Brockmans want to meet with Larry to review the work.
- d. Leland residence: Larry reported that there are four dead Douglas fir trees that need to be removed. Larry is getting bids and working on access to the trees.

**Proactive Greenbelt Management:** Phil reported that he had been in contact with Paul Pryzbylowicz, an Evergreen faculty member. Phil distributed a copy of Paul's "Wilderness neighborhood greenbelt management consult". After some discussion, it was determined that we should move ahead with the project. **It was moved and seconded that Phil will identify two or three priority areas for assessment, work with potential foresters to develop a scope of work and obtain bids from said foresters to do the work. Motion was approved.**

In addition, there was some discussion regarding preparing a survey to assess WPOA members knowledge and opinions about the intended purposes of the Wilderness green belt areas. Julie will begin working on the survey questions.

**Street Lighting Retrofit for 2018 Status:** Larry reported that PSE will begin replacing 15 additional existing street lights with new LED fixtures.

**NEW BUSINESS: Protocol for Responding to Email Inquiry:** It was determined that John will respond to "HOA" inquiries from title companies about covenants, insurance and association dues, and updates to the WPOA email distribution list and WPOA data base. Larry will respond to all others.

**Open Board Position:** It was reiterated that if you are a property owner you are eligible to serve on the Board.

**Yard Care Standards Discussion:** Discussion concluded that there are no established standards to determine what is acceptable or not regarding yard care and, therefore, the Board has no authority to make such a determination.

There being no further business, the meeting was adjourned at 8:04 p.m. The next Board meeting will be on Wednesday, August 8, 2018, at the home of Larry Rus.

Respectfully submitted,  
Dick Fankhauser, Secretary