

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING August 8, 2018

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, August 8, 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 new Board member, Sean Griffioen. Linda Liu was absent.

MINUTES: Minutes of the July 12, 2018, Board meeting 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, one of which is a carry-over from previous years. 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. After some discussion, it was determined that the cost of blackberry removal from the Brockman rental is really greenbelt management and should be taken from that budget item. John will move the \$4,700 from Common Area Maintenance to Greenbelt/Tree Management.

UNFINISHED BUSINESS: Greenbelt/Tree Management Update:

- a. Swale clearing required by Thurston County: Work is complete except for some additional work to open up the culvert that drains the swale to a smaller swale south of Donnelly Drive.
- b. Brockman rental: Work is complete.
- c. Leland residence: Work to fall three dead Douglas fir trees in the adjacent greenbelt is complete.

Proactive Greenbelt Management: Phil reported that he has been attempting to contact three potential foresters to develop a scope of work and obtain bids from said foresters to do the work. This was in keeping with the Board's decision at the last meeting to move ahead with action proposed in the Evergreen faculty member's "Wilderness neighborhood greenbelt management consult".

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

NEW BUSINESS: Proactive Greenbelt Management Survey: At the July Board meeting, it was determined that we should send out a survey to assess WPOA members knowledge and opinions about the intended purposes of the Wilderness green belt areas. Julie was asked to prepare a draft for our review. Discussion regarding the draft that Julie had previously prepared and distributed for our review centered around what the purpose was and what would we do with the results. We determined that the purpose was to simply get a feel for how the members of the Association view the greenbelt and the intended purposes for it. It was agreed that it was merely to obtain opinions and that it would be a tool for us to determine future actions regarding the greenbelt. It was not to be taken as an indication of commitment by the Board, but just for research. Edits to the survey should be provided to Julie by September 5. She will incorporate the changes to the survey and send out a final version for the Board to approve at the October Board meeting.

Barking Dog at 3215 Wilderness Drive SE: We received a letter from Bonnie Knights that she has had an ongoing problem with a barking dog next door to her. She has tried to remedy the situation to no avail and was seeking our help. After some discussion it was determined that, although we "felt her pain", we had no authority given current covenants to do anything. Larry will contact her to express our concern but lack of ability to act.

There being no further business, the meeting was adjourned at 8:28 p.m. The next Board meeting will tentatively be on Wednesday, October 10, 2018, at the home of Larry Rus. There will be no meeting in September.

Respectfully submitted,
Dick Fankhauser, Secretary