

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING October 3, 2018

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, October 3, 2018, in the home of President Larry Rus. President Rus called the meeting to order at 7:03 p.m. Board members present were Larry Rus, John Cusick, Dick Fankhauser, Sean Griffioen, and Linda Liu. Phil Harlan and Julie Garver were absent.

MINUTES: Minutes of the August 8, 2018, Board meeting were approved.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. Only three property owners have not paid their dues to date. In addition, one other property owner is 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. Swale clearing required by Thurston County: Work is complete including some additional work to open up the culvert that drains the swale to a smaller swale south of Donnelly Drive.
- b. Gariety property at 3246 Donnelly Drive: There are two alder trees that need some attention. Larry is meeting with McFarland to review these trees.
- c. Coulee property at 2934 Wilderness Drive: There is a problem with broken limbs from a big-leaf maple. One limb fell on the fence and one in the back yard. Larry is meeting with Lopez tree service to review this area.

Proactive Greenbelt Management: Phil was absent from the meeting but sent an estimate to Larry for assessment of the trees in the greenbelt to determine their health and what action should be taken. The bid was \$4,600.00 to do the work, but it was unclear as to the scope and how much of the green belt areas were included in the bid. After much discussion, **a motion was made and seconded to accept the bid and move forward with the proposed work contingent on it being for the entire greenbelt area. Motion was approved.**

Street Lighting Retrofit for 2018 Status: Larry reported that PSE has not replaced any of the 15 existing street lights with new LED fixtures that have been contracted for. We have paid for the work, but the manufacturer is delayed in delivering the new fixtures to PSE. Concern was expressed that, since we have paid for the work, it should be completed without question. Larry will pursue the project with PSE. John suggested that, if there isn't immediate action, we should contact UTC with a complaint.

NEW BUSINESS: Neighborhood Yard Sale: Discussion concluded that if someone wants to organize a neighborhood yard sale, the Board would not be opposed but would not take part in the organization of it.

Subaru Service Sign Up-date: The sign has been removed.

Air B&B: Not being aware of this being a problem in the neighborhood, no action was necessary.

Newsletter Items: Items suggested for the newsletter included the proposed 2019 budget, the survey to assess WPOA members' knowledge and opinions about the intended purposes of the green belt areas, 2019 dues, a report by Phil regarding the proactive green belt, and an introduction of Sean as a new member of the Board.

There being no further business, the meeting was adjourned at 8:18 p.m. The next Board meeting will be the Annual Meeting of the Wilderness Property Owners' Association on Thursday, November 15, 2018, at the Grace Community Covenant Church.

Respectfully submitted,
Dick Fankhauser, Secretary