

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING February 6, 2019

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, February 6, 2019, at Starbucks, 1301 Yelm Hwy SE, Tumwater, WA. President Julie Garver called the meeting to order at 7:05 p.m. Board members present were Julie Garver, Larry Rus, John Cusick, Phil Harlan, Linda Liu, Dick Fankhauser and Sean Griffioen. President Garver asked Treasurer Cusick to take meeting minutes in the absence of Secretary Fankhauser.

MINUTES: Minutes of the January 16, 2019, Board meeting were approved.

ASSOCIATION ENGAGEMENT: Larry Rus briefed the Board on the greenbelt management work he has been doing. He indicated that reactive expenditures to date total \$1785.30 and expenditures on proactive work identified in the South Sound Treescapes greenbelt assessment total \$324.60 and that he had reactive bids of \$926.10 and proactive bids of \$3204.65.

He noted the difficulty gaining access to many of the greenbelt tracts, the difficulty of removing logs, the encroachment into the greenbelt areas on the part of several property owners and the necessity to use judgement about which trees to remove. A motion was made and approved that Larry continue using his judgement to determine which proactive work to complete within the constraints of the budget and any surplus funds available.

At around 7:40 p.m. invited guests WPOA members Ed and Charlyn Shipley and Pat and Denise Chapman joined the meeting to brief the Board on their concerns about the management of the greenbelt tracts, liability in the case of fire, influxes of termites, carpenter ants and other pests, perceived violations of the covenants, renting out of rooms and short-term rental activities and perceived poor enforcement of the covenants.

They submitted two letters to the Board, a "Letter of Notice" and a "Letter of Notice of Liability" as well as a series of photographs documenting their concerns about covenant violations. They expressed a willingness to help the Board if asked and support for dues increases or special assessments should they be necessary to support better greenbelt management and covenant enforcement.

A lengthy discussion of all issues ensued and the Board thanked them for sharing their concerns, indicating their written material would be reviewed and that the Board would continue its efforts to address greenbelt management and covenant concerns.

Sean Griffioen suggested the Board may try to provide a list of greenbelt clean-up activities that WPOA members are permitted to do without obtaining advance Board approval.

At around 8:30 p.m. the guests departed and President Garver briefly noted the other engagement activities that have occurred as documented in email exchanges with WPOA members Susan McCleary, Helen Pegg, Kenneth Frith and Julie Stiehl/Greg Griffith.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. He noted that 73 property owners had not yet paid their 2019 dues and that 3 of them also have liens recorded from previous years. He then presented his analysis of the end of year 2018 surplus and projected end of year 2019 balance. He indicated he was comfortable that there was \$16,766.76 as of December 31, 2018 available to expend on proactive greenbelt management or other non-budgeted activities.

BUSINESS:

Spending priorities for 2018: It was agreed to defer this discussion until a subsequent meeting due to lack of time.

Proactive Engagement: President Garver noted her desire to provide the WPOA membership some information about the process of amending the covenants. It was agreed that the Board should start by first itself reviewing our covenants and perhaps considering what other HOAs may have to first consider whether the Board wants to propose some modifications. The Board agreed to pursue this discussion further at its next meeting.

Other topics: Linda Liu indicated she has to resign from the Board because of the illness of her mother. The Board agreed to fill her vacated Vice President position at the March meeting and to seek a replacement Board member in the interim. John Cusick said Christi McGinley has offered to assume preparation and distribution of the semi-annual newsletter.

The meeting was adjourned at 8:55 p.m. The next Board meeting will be at 7:00 pm on March 13th at the home of Dick Fankhauser.

Respectfully submitted,
John Cusick, Treasurer