

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING March 13, 2019

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, March 13, 2019, at the home of Dick Fankhauser. President Julie Garver called the meeting to order at 7:04 p.m. Board members present were Julie Garver, John Cusick, Phil Harlan, Dick Fankhauser and Dan Phillips. Sean Griffioen and Larry Rus were absent.

MINUTES: Minutes of the February 6, 2019, Board meeting were approved.

WELCOME DAN PHILLIPS: Julie Garver welcomed Dan Phillips as a new Board member at large. He replaces Linda Liu who resigned last month.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. He noted that 51 property owners had not yet fully paid their 2019 dues, two of which were carry-overs from previous years and one that is making partial payments. He then presented the current revenue & expense budget vs. actual and the balance sheet up to March 13, 2019.

BUSINESS:

CNA Representative for WPOA: Julie reported that she had attended the most recent CNA meeting and would be glad to be the Association representative.

Elect a new Vice President: Phil Harlan was elected to be the new Vice President to replace the vacated position of Linda Liu.

ASSOCIATION ENGAGEMENT:

Reactive Greenbelt Work Status: Larry had previously reported on reactive issues prior to leaving on vacation. The work at the Patrick Gariety residence at 3246 Donnelly and the Susan and William McCleary residence at 3519 Donnelly will be pursued when Larry returns next month.

Proactive Greenbelt Work Status: The work at 4502 Frontier Drive, Lot 39, Div. 6-A, has been completed, and John has been authorized to pay Olympic Tree Service for the work.

The work at 4506 Claridge Drive, Lot 66, Div. 6, has reportedly been completed by Black Hills Tree Service. Dick will verify this and let John know for payment.

Response to Members Letter regarding Greenbelt: Julie will draft a letter for the Board to review via email and send it to members.

COVENANTS:

Proposed Changes by Board:

The Board reviewed the draft Julie had previously submitted including proposed changes from Board members. Julie will revise the draft to include feedback from the Board meeting. She will map out changes and identify tentative/substantive changes. She will then draft documents to review for sharing with members of the Association. And finally, she will create draft forms. All will be reviewed by the Board at the April Board meeting.

CHANGE IN DUES:

Julie will ask Larry to provide a cost estimate to fully implement the proactive greenbelt report for discussion at the April Board meeting.

NEW BUSINESS:

Reactive Greenbelt Work: Dick reported that he had met with the President and Vice President of the Capital Court Condominium Association on Governor Lane SE next door to Wilderness regarding danger trees. The trees are leaning

over the fence toward the Capital Court property. They are all alder trees, some of which are dead or dying. They requested that we consider removing them. After reporting the situation and showing pictures of the trees, the Board approved removal of the trees. **Motion was moved and carried to remove these trees.**

ADJOURNMENT:

The meeting was adjourned at 8:57 p.m. The next Board meeting will be at 7:00 pm on April 10th at the home of Dick Fankhauser.

Respectfully submitted,
Dick Fankhauser, Secretary