

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING April 10, 2019

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, April 10, 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, Dan Phillips, and Sean Griffioen. Larry Rus was absent.

MINUTES: Minutes of the March 13, 2019, Board meeting were approved.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. He noted that 15 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 April 10, 2019.

BUSINESS:

Semi-Annual Meeting: John will contact Grace Covenant Church to get potential dates for the week of May 20 for the semi-annual Association meeting. He will send them to Julie who will poll the board for the best date.

May Newsletter: Content for newsletter to include: (1) Message from President, (2) Proactive green belt plan and work accomplished to date, (3) Board officer and new member update, (4) the WPOA Resource page and (4) Covenant work. Julie will draft and send to Board for edits by April 17, incorporate changes from feedback from Board by April 21, and finalize and send to John for newsletter by April 23.

ASSOCIATION ENGAGEMENT:

Reactive Greenbelt Work Status:

- Dick is communicating with Christy Vazquez, 4718 Canady Court SE, regarding clearing vegetative growth in the greenbelt behind and growing over her fence.
- Dick met with Laurel Strong, 3341 Donnelly Drive SE, to discuss a small tree that has fallen and blocked access to and from the greenbelt east of her property.
- Dick met with Don Gendek, 3223 Donnelly Drive SE, regarding a healthy tree that is in the greenbelt adjacent to the northwest corner of his property. He was asking if he could remove the tree at his expense because it sheds debris on his yard and is a mess to clean up. The Board, by consensus, determined that it would set a precedent to allow a property owner to remove a healthy tree from the greenbelt and denied the request.
- We received a response from Capitol Court agreeing with our finding that the trees in question are actually on their property. Repairs of damage to their building created by a tree falling from WPOA property are being made. They will submit the bills to us for reimbursement upon receipt.

The question of whether or not to leave tree trimmings in the greenbelt when removing trees was discussed. Dick will contact Jan Cnossen to ask his expert opinion about leaving the trimmings or removing them.

COVENANTS:

We reviewed the changes to the draft that were made last month and determined the following action: Julie will; (1) revise the draft with final changes and finalize; (2) update supporting materials; (3) draft executive summary and share with Board for edits; (4) send out executive summary to Association by the last week in April and no later than May 1.

General plan for covenant roll out:

- April 29-May 1 - Share executive summary with Association with timeline in newsletter
- April 29- May 1 - Post to website supporting documents and summary
- May 21 - Semi-Annual Board meeting
- June Board meeting - Revise covenants and summarize changes not taken

- June - Send executive summary to Association for a vote along with instructions for voting
- July (ideally) - Process complete, finalize and update website, etc.

CHANGE IN DUES:

Julie shared with Board that John asked Jan to review his report and provide a cost estimate to fully implement the proactive greenbelt report. Jan determined he would provide a response by the end of April. The Board will take up further conversations with regard to potential dues increase in the early fall to align with the November annual meeting and budget approval process.

ADJOURNMENT:

The meeting was adjourned at 8:13 p.m. The next meeting will be the semi-annual association at 7:00 pm on May 21st at the Grace Community Covenant Church.

Respectfully submitted,
Dick Fankhauser, Secretary