

**MINUTES OF THE SEMI-ANNUAL MEETING OF THE WILDERNESS PROPERTY OWNERS' ASSOCIATION (WPOA)**

**May 21, 2019**

The semi-annual meeting of the WPOA was held on Tuesday, May 21, 2019, at Grace Community Covenant Church. President Julie Garver welcomed everyone and called the meeting to order at 7:04 PM. In addition to President Garver, Board members Dick Fankhauser, John Cusick, Larry Rus, Phil Harlan and Dan Phillips were present. Sean Griffioen was absent. There were enough property owners present to constitute a quorum. **Motion was made and seconded to formally establish the quorum. Motion carried.**

**ASSOCIATION BUSINESS:**

**Introduction of the current WPOA Board:** President Garver asked that each Board member present introduce themselves.

**Treasurer's Report:** John Cusick presented the current balance sheet and highlights. **Motion was made and seconded to approve the Treasurer's report. It was approved by voice vote.**

**Board Proactive Greenbelt Work:** President Garver gave a brief overview of the Board's work on the proactive greenbelt plan. She explained that it began with a questionnaire that was sent out to all property owners to get a sense of what regarding the greenbelt was important to them. The overall opinions expressed were that they wanted it to be retained and managed as a buffer and green space. The Board then began a plan to be proactive in maintaining the greenbelt and managing the vegetation to protect property owners. The plan will be implemented over approximately five years. The Board has hired an arborist to inventory trees and determine their health and the need for removing or pruning. Action will be based on funds available and need for removal. Other vegetation such, as ivy, blackberries, etc., will be addressed as a lower priority.

**Covenants:** President Garver reported what the Board has done to date regarding updating the covenants and how that material was distributed to the property owners. She also indicated that the vote on the revised covenants would be up or down on the whole package rather than a vote on each individual section. **Motion was made and seconded to vote on the individual sections. The motion failed by a vote of 17 yea and 23 nays.**

There was a lot of concern from those present that they did not receive the information and/or didn't know how to access it. That led to a concern that the process was moving too fast. **Motion was made to extend the review period to June 19<sup>th</sup> rather than the 30 days originally set forth. Motion carried.**

The remainder of the Association meeting was spent discussing and gathering feedback from the Association. All feedback will be identified and addressed by the Board accompanying the distribution of the final recommended revised covenants for final passage.

**BOARD BUSINESS:**

**Minutes:** Minutes of the April 10, 2019, Board meeting were approved.

There being no further business, the meeting was adjourned at 9:00 PM. The next Board meeting will be held on Wednesday, June 5, 2019, at the home of Dick Fankhauser.

Respectfully submitted,  
Dick Fankhauser, Secretary