

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING June 5, 2019

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, June 5, 2019, at the home of Dick Fankhauser. President Julie Garver called the meeting to order at 7:03 p.m. Board members present were Julie Garver, John Cusick, Phil Harlan, Dick Fankhauser, Larry Rus, and Sean Griffioen. Dan Phillips was absent.

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

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. He noted that 14 property owners had not yet fully paid their 2019 dues, two of which were carry-overs from previous years and two are making partial payments. He then presented the current revenue & expense budget vs. actual and the balance sheet up to June 5, 2019.

ASSOCIATION ENGAGEMENT:

- **Greenbelt Work Status Update:** Larry and Dick reported on greenbelt work to date. The work at the Christy Vazquez property, the Laurel Strong property and the arborvitaes paralleling Wiggins Road have been completed. Repairs of damage to a building in the Capital Court Condominiums neighborhood created by a tree falling from WPOA property have been made. The HOA for the condominiums is assembling the bills and will submit them to the WPOA Board for reimbursement.
- **Association Member Requests:** The Board reviewed a request from an Association member regarding potential next steps to address traffic safety in the neighborhood. The Board discussed the correspondence. It was determined that the President would prepare a response that cites expected work on this issue. In response a proposal to the Board by Ron Deering for R/W access to Wilderness Drive near Boulevard Road, it was determined that there is no benefit to WPOA and therefore not in the best interest of the Association. **Motion was made and seconded to deny the Ron Deering request. The motion carried.**

COVENANTS: The board briefly reviewed alternative next steps for voting on the proposed covenant revisions by the Association. A majority of all lot owners is required for passage.

The board also briefly reviewed feedback from residents on the proposed Covenant changes to date.

DUES INCREASE: The Board had conversations with regard to potential dues increase and/or special assessments to be presented to the Association in the fall to align with the annual meeting and budget approval process. Toward this end costs will be estimated for completing the high priorities items listed in the greenbelt management plan, implementing traffic safety measures, completing street lighting upgrades, chipper rental once or twice a year, costs associated with Covenant enforcement and recreational upgrades to the community park.

NEW BUSINESS: Future meeting dates were determined through the end of the year. They are (no August meeting), September 4, October 9, and November 13. Tentatively, the Annual Association Meeting will take place the week of December 9.

A member of the Association reached out to the President expressing interest in organizing a neighborhood garage sale. The Board discussed and will present this at the Annual Meeting in November.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:03 p.m. The next Board meeting will be held on Wednesday, July 10, 2019, at 7:00 pm, at the home of Dick Fankhauser.

Respectfully submitted,
Dick Fankhauser, Secretary