

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

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, July 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 June 5, 2019, Board meeting were approved.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. He noted that nine property owners had not yet fully paid their 2019 dues, two of which were carry-overs from previous years and three are making partial payments. He then presented the current revenue & expense budget vs. actual and the balance sheet as of July 10, 2019. There was a brief discussion regarding how to collect the dues that are still owed, approximately \$5,400. No action was taken.

ASSOCIATION ENGAGEMENT:

- **Greenbelt Work Status Update:** In Larry's absence, Dick reported on the greenbelt work that he knew of to date. Repairs of damage to a building in the Capital Court Condominiums neighborhood created by a tree falling from WPOA property, have been made. Bills for repairs have not yet been received from the HOA for reimbursement.

COVENANTS: The Board spent most of the remainder of the meeting reviewing feedback from residents on the proposed Covenant changes and determining which changes should be made to the final draft.

The approval process, as presented by Julie, was then reviewed. Julie will prepare a final draft of the proposed Covenants and send them out to the Board for review and comment. The proposed Covenants (a hard copy to all Association members and an email copy) will then be sent to property owners for voting, along with a ballot. Email copies will only be sent to those property owners who have provided an email address. Votes will require a signature. The signature will either be provided on the hard copy ballot or an electronic signature on a form to be emailed. Only one vote will be allowed per property. John will develop the process and directions for casting an electronic signature. All completed ballots must be postmarked by September 21, 2019.

NEW BUSINESS: A newsletter will go out in August. It will contain: (1) Covenants; (2) a letter from the President regarding the next steps for 2020 budget planning; (3) a request for emails; (4) the annual meeting announcement. Because of the unavailability of a meeting room at Grace Covenant Church, the Annual Association Meeting will take place November 18 or 19 rather than in December.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:53 p.m. The next Board meeting will be held on Wednesday, September 4, 2019, at 7:00 pm, at the home of Dick Fankhauser.

Respectfully submitted,
Dick Fankhauser, Secretary