

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING September 4, 2019

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, September 4, 2019, at the home of Dick Fankhauser. President Julie Garver called the meeting to order at 7:02 p.m. Board members present were Julie Garver, John Cusick, Dick Fankhauser, Dan Phillips, and Larry Rus. Sean Griffioen and Phil Harlan were absent.

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

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. He noted that seven property owners had not yet fully paid their 2019 dues, two of which were carry-overs from previous years. He then presented the current revenue & expense budget vs. actual and the balance sheet up to September 4, 2019. Cash accounts total approximately \$33,000. There is approximately \$23,000 remaining as budgeted for proactive and regular greenbelt management.

ASSOCIATION ENGAGEMENT:

- **Greenbelt Work Status Update:** Larry reported on the greenbelt work to date. Larry mentioned that unless you are right in the area where the work is being done, you don't know that it is happening. For that reason, Julie asked him to prepare a written report for the next newsletter and/or Association meeting.
- **Weed Control in Common Mowed Areas:** We have not been doing weed control in the common mowed areas for the last couple of years. Because of that, the mowed areas are heavily infested with weeds. Dick requested that we consider doing weed control in the common mowed areas. He will get bids and report back to the Board at a later date.
- **Streetlight Retrofitting:** This will be something to consider in the next budget cycle.
- **Covenant Response, Tiny Home:** Following a brief discussion, it was recommended that Julie write to the person who raised the issue and report what the Board is authorized to do about it.

COVENANTS: The Board spent most of the remainder of the meeting discussing the Covenant voting process and how to communicate that to the residents. John made a couple of suggestions for further changes to the Covenants. It was determined that the deadline for receipt of the ballots was to be postmarked by Friday September 28. It was also determined that ballots should be hard copy mailed to all property owners and a second copy emailed to everyone whom we have email addresses for.

NEW BUSINESS:

- **WPOA Budget:** The budget will be the same as this year. We will also be prepared to give information regarding other items to be included in the budget such as: completion of the proactive greenbelt management plan, installation of speed bumps and completion of the streetlight retrofitting.
- **Firewise Presentation:** It was determined that we should request a presentation of the Firewise program to the property owners during the second half of the next Association meeting.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:10 p.m. The next Board meeting will be held on a date in October to be determined following an inquiry of Board members. It will be at 7:00 pm, at the home of Dick Fankhauser.

Respectfully submitted,
Dick Fankhauser, Secretary