

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING October 2, 2019

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, October 2, 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, and Larry Russ. Sean Griffioen, Dan Phillips and Phil Harlan were absent.

MINUTES: Minutes of the September 4, 2019, Board meeting were approved.

TREASURER'S REPORT: The Treasurer's report, as prepared by John Cusick, was filed. He noted that six property owners have not yet fully paid their 2019 dues, two of which are carry-overs from previous years and one is making partial payments. He then presented the current revenue & expense budget vs. actual and the balance sheet up to October 2, 2019. Cash accounts total approximately \$29,000. There is approximately \$21,000 remaining as budgeted for proactive and regular greenbelt management.

ASSOCIATION ENGAGEMENT:

- **Greenbelt Work Status Update:** Larry reported on the greenbelt work to date. The only work presently requested is to trim the trees in the greenbelt area near the intersection of Donnelly Drive SE and Edgeworth Drive SE. That work will be done this month. Larry will be continuing the proactive tree work this month.
- **Weed Control in Common Mowed Areas:** Following a brief discussion, Dick suggested we review the existing lawn maintenance contract with the current contractor, add weed control back into the agreement and negotiate an extension.
- **Streetlight Retrofitting:** This will be something to consider in the next budget cycle.

COVENANTS: John reported that 94 votes were received in recent balloting on the Covenant updates and revisions. That is 66 votes short of what was needed. Of those 94 votes, there were 75 yes votes and 19 no votes. John also reported that several of the people who voted expressed gratitude for the work the Board did on the process.

WPOA BUDGET: Next year's 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, weed control in the mowed areas and completion of the streetlight retrofitting. We briefly discussed the cost of completing the LED street lighting upgrades and completion of the proactive greenbelt program. John's estimate was \$17,338 for the lighting and \$44,785 for the tree work. It was suggested that we not bring this up unless requested by those property owners in attendance.

ASSOCIATION MEETING AGENDA: There will be two presentations at the annual meeting, traffic calming and Firewise. Traffic calming will be presented by the County beginning at 6:00 p.m., and Firewise will be presented following the regular business meeting. Other items on the agenda will include the Treasurer's report, neighborhood improvement updates, Covenant update and next steps, 2020 budget and focused areas, and a neighborhood garage sale.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:43 p.m. The next Board meeting will be the Annual Business Meeting to be held on November 19, 2019, at 6:00 p.m., at the Grace Community Covenant Church.

Respectfully submitted,
Dick Fankhauser, Secretary