

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING January 7, 2020

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Tuesday, January 7, 2020, 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, Dick Fankhauser, Dan Phillips and Larry Rus. Sean Griffioen and Phil Harlan were absent.

MINUTES: Minutes of the November 11, 2019, Annual meeting were approved.

ELECTION OF OFFICERS: Motion was made and seconded to retain the same officers for the year 2020. Motion carried. Those officers are Julie Garver, President; Phil Harlan, Vice President; John Cusick Treasurer; and Dick Fankhauser, Secretary.

TREASURER'S REPORT: The year-end Treasurer's report, as prepared by John Cusick, was filed. He noted that five property owners have not yet fully paid their 2019 dues. Year-end cash accounts total \$34,121. There is approximately \$20,231 remaining as surplus for special projects such as proactive and regular greenbelt management, street light retrofitting, and traffic control.

GREENBELT WORK STATUS UPDATE: Nothing to report since last meeting.

DISCUSSION:

- **ANNUAL MEETING FOLLOW-UP:** The Consensus of the Board members present was that the meeting was more positive than in the past. Presentations by visitors were appreciated by all who attended.
- **2020 WPOA BUDGET:** H.A Lawn Care has agreed to extend the existing contract for mowing and lawn care for another two years at the same cost. They have requested an additional \$400 per year for adding weed control to the fertilizer application. Total cost for the two-year extension, including weed control, is \$22,800. **It was moved and seconded to extend the existing contract. Motion carried.**
- **2019 SURPLUS AND TARGET EXPENSES:** A brief discussion centered on what to do with surplus funds from 2019 budget. Three items were considered- street lighting retrofit, proactive and regular greenbelt management and traffic control. It was assumed that we cannot proceed with traffic control until a petition signed by 30% of the residents is presented to the County to start the process. That process has barely begun.

The next item was the street lighting retrofit. There are approximately 57 street lights in Wilderness and we have retrofit 27 of them. Larry recommended that we do a minimal amount of retrofitting this time as most of the important lights have been replaced.

The highest priority for the spending was to concentrate on proactively removing the danger trees that were identified in Jan's report. **Motion was made and seconded to spend the \$20,231 to remove the most dangerous trees identified in Jan's report. Motion carried.**

- **2019 FINANCIALS FOR WEBSITE:** Julie and Dan are working on some ideas for neighborhood improvement ideas for public access in and through the Wilderness development. This would include working with nearby Neighborhood Associations and Centennial Elementary for grants for traffic control. Julie is also looking into what others are doing to provide playgrounds for the residents. This includes contacting insurance companies regarding liability.
- **COVENANTS NEXT STEPS:** Julie prepared a draft FAQ regarding Covenants. She asked us all to review the document and provide any other questions that should be addressed to help residents understand the Covenants and the governing of the Wilderness HOA.

- **FEBRUARY NEWSLETTER TOPICS:** Julie is beginning the formulation of the February newsletter and is recommending a happy new year from the president, a report on the election of officers to the Board, County responses, etc. John agreed to contact Grace Community Covenant Church to identify potential dates for the May semi-annual board meeting. In addition, Julie will reach out to the City regarding a potential presentation on developments around are areas including the Spooner Farm, Briggs and Log Cabin Road. If you have any ideas for additional items, let Julie know.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:59 p.m. The next Board meeting will be held on Wednesday, February 12, 2020, at 7:00 pm, at the home of Dick Fankhauser.

Respectfully submitted,
Dick Fankhauser, Secretary