

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING February 12, 2020

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, February 12, 2020, at the home of Dick Fankhauser. President Julie Garver called the meeting to order at 7:05 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 January 7, 2020, Board meeting were approved.

TREASURER'S REPORT: Treasurer's report, as prepared by John Cusick, was filed. He noted that sixty-five property owners have not yet paid their 2020 dues, three of which are carry-overs from previous years. He then presented the current revenue & expense budget vs. actual and the balance sheet up to February 12, 2020. Cash accounts total approximately \$55,500. There is approximately \$20,000 remaining as budgeted for proactive greenbelt management.

GREENBELT WORK STATUS UPDATE: Larry reported that several reactive greenbelt projects have been completed or are underway, including some wait and see. This includes removing some Cedar trees that are suffering from lack of water, allowing some folks to prune trees that are overhanging their fence, and some where we have agreed to prune some limbs rather than remove the trees. Larry will also reach out to Thurston County to determine next steps for trees on the right-of-way on Donnelly.

DISCUSSION:

- **2019 SURPLUS AND TARGET EXPENSES:** We confirmed the highest priority for the spending surplus funds was to concentrate on proactively removing the danger trees that were identified in Jan's report.
- **PROACTIVE GREENBELT MANAGEMENT:** Larry reported that the biggest problem in accomplishing this project is access to the trees. Most of the work to date has been to remove the trees that are easiest to access, and most of the work has been removal and not pruning. Discussion centered on the trees identified for pruning or removal at the intersection of Donnelly Drive and Wiggins. It's hard to determine where the property lines are there. Larry was asked to contact the County to request that they identify the property lines. The Board discussed tackling the next part of this work.
- **RNA MATCHING GRANT:** Following a brief discussion, it was suggested that Julie apply for a grant to help with the street light retro fit. One of the problems to overcome is that we have to provide the first part of the expenditure to be matched. Depending on the size of the project, we may or may not have the funds to use for our part of the project.
- **FINALIZE COVENANT FAQ AND FEBRUARY NEWSLETTER TOPICS:** Julie provided a status report on both of these items and timeline for completion.
- **WA HOA LAW CHANGES:** We briefly commented on this and determined that it is not applicable to our organization.

NEW BUSINESS:

- **GREENBELT DUTIES IN LARRY'S ABSENCE:** Larry will be out of state from February 22, 2020, to mid April. In his absence, Dick will assume his greenbelt duties.
- **SEMI-ANNUAL MEETING:** The meeting has been scheduled for May 19, 2020, and the room at Grace Community Covenant Church has been reserved. Olympia City Parks Department will make a presentation about their current projects in our area and are contacting Thurston County for a presentation regarding county activities nearby.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:55 p.m. The next Board meeting will be held on Wednesday, March 11, 2020, at 7:00 pm, at the home of Dick Fankhauser.

Respectfully submitted,
Dick Fankhauser, Secretary