

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING JANUARY 18, 2022.

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association via Zoom was held on Tuesday, January 18, 2022. President Julie Garver called the meeting to order at 7:00 p.m. Board members present were Julie Garver, Phil Harlan, John Cusick, Dick Fankhauser, Dan Phillips, and new Board Member Raghavendra Paturi. Sean Griffioen was absent.

WELCOME NEW BOARD MEMBER: President Garver welcomed new board member Raghavendra Paturi.

TREASURER'S REPORT: Treasurer's report, prepared by John Cusick, was filed. He noted that three property owners did not pay last year. To date, approximately 100 have not paid for this year. He then presented a summary of the actual revenue and expenses last year, a December 31, 2021 End of Year "Surplus" Calculation, and a Balance Sheet as of January 18, 2022. The 2021 "Surplus" balance is \$24,516.84.

Now that the streetlights have all been upgraded by PSE, John asked if there were any other items that we should spend the surplus funds on besides the greenbelt work. Nothing was mentioned.

John said in previous years he has had some inquiries regarding electronic payment of the association dues, but has yet to receive any similar inquiries thus far this year. He has explored alternatives including Venmo, PayPal and ACH but does not believe they are warranted due to associated fees...

GREENBELT WORK UPDATE: Dick reported that several projects in or adjacent to the greenbelt have been completed in the past few months, mainly reactive. A large Douglas fir near Claridge Drive was evaluated and recommended for removal. It is right near the boundary line between the green belt and adjacent neighbor. It has been difficult to locate a surveyor to determine whether or not it is in the greenbelt or not. It is not in danger of falling on adjacent residences so it isn't an urgent matter.

A very large maple fell across Wilderness Drive last month. Within a very short while, several neighbors with chain saws, axes etc. got it cleaned up. A supervisor from the county road crew arrived and said they would clean up whatever debris was left, and they did. Two large cedar trees that are in the same small island that the maple fell from were evaluated and found to be solid. No further work needs to be completed.

There is a PSE easement that exists over our property near Wilderness Loop. Dick is pursuing with PSE as to who is responsible for maintaining the easement area. There are several large

trees planted there that are encroaching on the adjacent property. The WPOA may be responsible for the removal of three of them.

BOARD ROLES, RESPONSIBILITIES, OFFICERS AND TERMS: The Board discussed the roles and responsibilities of the officers of the Board and terms for Board members. Julie shared that some Board members have inquired about stepping away from the Board or officer positions. In addition, as a volunteer board it is important there is shared responsibility for the work undertaken. The Board discussed having new board members take the lead around communication and greenbelt maintenance as part of their responsibilities. Phil Harlan shared that he would like to step away from the Board and Julie will reach out to board members not in attendance to gather their interest in continuing to serve. Julie will put a request in the next newsletter for those interested in serving on the Board to address vacancies. She also shared that she will be stepping down as President at the end of the calendar year. Dan said he would help Dick with proactive tree removal.

ARCHITECTURAL REVIEW: Raghavendra submitted a fencing plan for review of the Architectural Committee/Board. His plan was approved.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:55 p.m. The next Board meeting will be held on Tuesday, February 15, 2022, via Zoom.

Respectfully submitted,
Dick Fankhauser, Secretary