

## **MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING FEBRUARY 15, 2022.**

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association via Zoom was held on Tuesday, February 15, 2022. President Julie Garver called the meeting to order at 7:00 p.m. Board members present were Julie Garver, John Cusick, Dick Fankhauser, and Dan Phillips. Raghavendra Paturi and Sean Griffioen were absent.

**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 50 have not paid for this year. He then presented a summary of the actual revenue and expenses to date, as well as a Balance Sheet as of February 15, 2022.

**GREENBELT WORK UPDATE:** Dick reported that the large Douglas fir near Claridge Drive is still an issue. It 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 it is in the greenbelt or not. It is not in danger of falling on adjacent residences so it isn't an urgent matter.

Three large trees are encroaching on the residence at 3028 Wilderness Loop. It has been determined that those trees are on a PSE easement and belong to WPOA. Dick is working on getting estimates to have those trees removed.

He is also in contact with the Chambers Creek Crossing HOA regarding a problem vegetation encroaching from WPOA property becoming a nuisance to Chambers Creek property owners along that boundary.

Jodie Greene has reported that there are some trees behind her property that have been marked for pruning and/or removal in the SST report. Those need to be reevaluated and action determined.

**COMMUNITY CONTRACT UPDATE:** Dick reported that the mowing contract with H.A. LAWN CARE, LLC has been updated and renewed for two more years. All terms and conditions remain the same as in previous years.

**2022 OFFICERS OF THE BOARD:** Current members-- Chairperson, Julie Garver; Treasurer John Cusick; and Secretary Dick Fankhauser will remain for the year 2022. Filling the position of Vice President will be a topic for the March 15, 2022, meeting.

**FEBRUARY NEWSLETTER:** Julie asked for input regarding items for the February newsletter. It was suggested that no dumping of garbage in the greenbelt areas should be addressed, as well as payment of dues. John reported that when dues are past due to the point of being delinquent, it costs the property owner \$409 to record the lien and another \$100 to release the lien. Property owners should be reminded of the cost of being delinquent.

**MAY SEMI-ANNUAL MEETING:** John was asked check on the availability for a meeting at the Grace Community Covenant Church

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:45 p.m. The next Board meeting will be held on Tuesday, March 15, 2022, at 7:00 p.m. via Zoom.

Respectfully submitted,  
Dick Fankhauser, Secretary