

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING, OCTOBER 12, 2022.

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association via Zoom was held on Wednesday, October 12, 2022. President Julie Garver called the meeting to order at 7:01 p.m. Board members present were Julie Garver, Melissa Macchiarella, John Cusick, Raghavendra Paturi, Dick Fankhauser and Dan Phillips.

SEPTEMBER MINUTES: Minutes of the September Board meeting were approved.

NEW BOARD MEMBER: Julie welcomed new Board member Melissa Macchiarella.

TREASURER'S REPORT: Treasurer's report, prepared by John Cusick, was filed. He noted that, to date, three property owners have not paid their dues. One of which has a previous lien recorded due to previous years' non-payment. He then presented a summary of the actual revenue and expenses to date, as well as a balance sheet as of October 12, 2022.

GREENBELT WORK UPDATE: We discussed greenbelt inquiries from members. Vegetation has overgrown the WPOA street light at the intersection of Highline Drive SE and Frontier Drive SE across from the trail entrance to LBA Woods. This vegetation will be removed by the lawn care company. Dick met with Janice O'Bosky regarding dead trees in the greenbelt behind 4413 Highline Dr SE. Dick will arrange for these trees to be removed.

PROACTIVE GREENBELT PLAN: We discussed the need to work toward completing the plan. Dan has agreed to provide a proposed plan to address the greenbelt for the remainder of the year. Raghavendra has agreed to help Dan with this. They will bring a plan to the November Property Owners' meeting.

BOARD VACANCY: President Garver noted the Board has one vacancy. Nate Skuza expressed interest in filling a vacancy. We discussed and President Garver will extend an invitation to him to join the Board.

NOVEMBER NEWSLETTER TOPICS: Items discussed for the November newsletter and Annual Association meeting included Treasurer's report, 2023 Budget and focused areas, President's note, annual meeting and covenant highlights regarding waste burning, and chickens.

NEW BUSINESS: According to an email the Board received on September 19, 2022, President Julie Garver will be leaving the WPOA Board and her role as President at the end of the calendar year. The Board discussed the work that would need to be transferred to other members of the Board, including the WPOA webpage and newsletter. Raghavendra Paturi will take the lead role for the WPOA webpage. President Garver and Raghavendra will share this work through the end of December. In addition, Board members should consider the officer positions for 2023, including the President and Vice President roles. The Board was without a Vice President during 2022. Secretary Dick Fankhauser will be leaving the Board at year end, so that position will also need to be filled and responsibilities transferred. President Garver will send an email to the community for open board positions and add to the November newsletter.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:40 p.m. The next meeting is the Annual Association Meeting scheduled for Tuesday, November 22, 2022, at Grace Community Covenant Church

Respectfully submitted,
Dick Fankhauser, Secretary