

# **MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING**

## **February 14, 2023**

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, February 14, 2023, via Zoom. Treasurer John Cusick called the meeting to order at 7:01 p.m. Board members present were John Cusick, Nate Skuza, Philip Frisk and Larry Rus. Raghavendra Paturi was absent. Guests, Christi McGinley and Albert Rios, also attended.

John offered to record the meeting minutes in Raghavendra's absence.

Philip Frisk, new to the board, and Larry Rus, returning to the board were welcomed.

**MINUTES:** John noted the minutes of the January 10, 2023 Board meeting were previously approved and posted to the website.

**TREASURER'S REPORT:** John presented the February 2023 Budget vs. Actual and balance sheet reports, noting that 227 property owners had paid their 2023 annual dues assessments, leaving 53 remaining. Of those, 3 owners had unpaid balances from previous years and liens recorded on their properties.

**CONTINUING BUSINESS:** John asked if anyone was willing to fill the President vacancy. There were no takers considering the lack of board experience of most board members. The response protocol discussed at the January meeting was revisited and it was agreed John will continue responding to inquiries with Nate's involvement wherever possible.

John updated the board on the previous request to limb greenbelt cedar and fir trees received from Nancy & Carl Overdahl in the neighboring Chambers Creek Crossing development. They were told that they are free to limb any trees intruding into their yard. John noted several greenbelt encroachment issues at the neighboring property at 3223 Donnelly Drive SE were determined as a result of this request and that the current property owner had been asked to correct these issues via email.

Christi McGinley, who volunteered to work with Raghavendra on reimplementing the SST Greenbelt Management plan because of Dan Phillips' (previous board member) unavailability, updated the board on greenbelt issues.

She noted Thurston County had marked the dead tree at 3422 Wilderness for removal after verifying they are listed as the current owners of the parcel surrounding the Chambers Ditch running between Wilderness Drive and Donnelly Drive.

She presented a map of the greenbelt parcel behind 3411 – 3435 Donnelly Drive along with the 3 tree removal bids she received from contractors. Raghavendra had begun focusing on this parcel because of the concern the board received from Chris Ruffing at 3435 Donnelly about a diseased cherry tree. Following board discussion, John moved that the board accept the bid from Dead or Alive tree service to remove the diseased trees provided their bid included all trees. The motion carried unanimously. Christi will contact Dead or Alive to ensure a proper understanding about which trees are to be removed.

Christi explained the next greenbelts to be addressed are on the north and south sides of the 3500 block of Donnelly as a result of the problem reported by Joe Laxson at 3544 Donnelly. Many trees need to be addressed and she has thus far initiated 1 contractor bid, with more to follow.

She noted multiple instances of yard waste and other dumping along with several potential greenbelt encroachments had been discovered when walking these greenbelts.

John explained that he had accompanied Christi that morning and observed these waste dumps and potential encroachments. He suggested the board send a reminder to the WPOA email distribution list that dumping is a covenant violation and that property owners are asked to remove any dumping immediately adjacent to the properties. John will draft a communication for review of the other board members before sending.

He suggested the potential encroachments be handled individually with their property owners following careful review.

John also noted they had been confronted by a resident as they traversed a greenbelt that morning and stated he would send a notice to the email list about the board on contractor greenbelt management activity so that they are not alarmed to see people working in the greenbelts.

**POTENTIAL FOR ANNEXATION TO CITY OF OLYMPIA:** John briefly reviewed the recent communication he sent about the status of the city's annexation feasibility analyses, offering that he thought their decision to proceed or not would be based on whether the Tumwater – Olympia Regional Fire Authority is approved by their voters in April. More should be known following the council's Land Use Committee meeting in May.

**NEW BUSINESS:** The board agreed to schedule the semi-annual membership meeting May 9<sup>th</sup>, or any alternative evening that week, depending on room availability. John will contact Grace Community Covenant Church to schedule.

Nate briefed the board on growing concerns about break-ins and thefts along Donnelly. John described previous meetings the association has had with the sheriff's office and suggested sending a reminder to the distribution list for all property owners to be vigilant. John will provide some previous examples of reminders to Nate. Nate will also invite a concerned resident to the next board meeting.

John briefed the board on the status of Jean Black's request to paint a portion of a neighbor's fence. It was agreed she needed to provide further details about colors and any painting would have to be approved by the owner of the fence.

John asked if Philip would be interested in assembling an Architectural Control Committee. Philip indicated he would further review that idea

Philip noted the fence that is being constructed at the corner of Donnelly Drive and Canady Court appears to be in the county right-of-way. The board was uncertain if it could take any action that would effect that.

There being no further business, the meeting was adjourned at 8:20 p.m. The next Board meeting will be at 7:00 pm March 14<sup>th</sup> via Zoom.

Respectfully submitted,  
John Cusick, Treasurer