

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

April 18, 2023

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, April 18, 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, Raghavendra Paturi and Larry Rus. Greenbelt Maintenance Team Volunteer, Christi McGinley also attended.

MINUTES: John presented March 14, 2023 minutes which the board then voted to approve.

TREASURER'S REPORT: John presented the April 2023 Budget vs. Actual and balance sheet reports, noting that 263 property owners had paid their 2023 annual dues assessments, leaving 17 remaining. Of those, 3 owners had unpaid balances from previous years and liens recorded on their properties.

CONTINUING BUSINESS:

The board discussed the status of the Donnelly/Wiggins sign proposal. Phil offered to follow up with Joe Laxson to see if it could obtain a drawing of the proposed sign and current quote from the vendor.

Covenant violations

The status of the removal of yard waste, debris, a fence, and RV from the greenbelt adjacent to 3223 Donnelly Drive is unknown John believes the homeowner is making an effort to comply and will monitor progress.

For chickens at 3503 48th Court are still there. Christi spoke to the homeowners, who said that the chickens will be gone in next 7 days. The board will wait for a month and revisit the issue.

The Architectural Control Committee (ACC) Approval Form and attached documents received retrospectively from the owner of 4721 Canady Court requesting approval for constructing a new fence was reviewed. Questions remain about the fence location and any public right-of-way or setback requirements. Phil agreed to follow up with City of Olympia and Intercity Transit authorities to ascertain whether the fence location meets urban growth boundary and transit stop requirements. The board will subsequently review the homeowner's application following receipt of that information.

The board discussed the response received from the owner of 3518 Donnelly Drive to the previous letter John sent asking for any information about who may have removed a tree from the greenbelt without authorization. The owner acknowledged cutting down the tree, indicating they were told several years ago that it was dangerous and would be removed. Christi noted the tree was not identified as a problem in the greenbelt maintenance plan and had no flag on it prior to it being cut down. Larry did not recall any discussion with the homeowner when work was done there in 2019. John will try to gather more facts about the allegations made by the owner so that an appropriate response may be provided.

The board discussed the derelict house at 4343 Highline Drive. The property has a recorded lien for non-payment of association dues. In response to John's certified letter about unpaid dues and the appearance of abandonment, the deceased owner's daughter Jan responded. She indicated that a co executrices' issue is being pursued in court and she should no more after 4/19. She also indicated that all dues will be cleared shortly and that they intended to repair, clean up and sell the property.

John noted the letter he sent to Summer Landscaping asking them to discontinue littering with their advertising in plastic bags.

Christi provided the board with the status of greenbelt management activities for March 15 -April 18, 2023. She that explained the greenbelt maintenance work to remove dead/urgent trees on the south (Phase 2) and north (Phase 3) side of the 3500 block of Donnelly Drive by Dead or Alive contractor was completed. The work was reviewed and approved for payment.

Division Div 1D and Div 4D were walked thru at least twice. Luken's Tree Service and Dead or Alive will provide estimates on 4/20 for removal of trees marked urgent. Christi explained the next greenbelts to be addressed are Division 6 and 9 during April-May time period.

The use of goats to remove ivy and blackberries was discussed. Christi noted that one goatherd quoted \$650 for a day of grazing ivy and blackberry leaves by a herd of 38 goats. The board agreed that removal of these invasive species was important for the health of the greenbelts but concluded the current focus should remain on working through the removal of urgent trees identified in the greenbelt management plan.

NEW BUSINESS: The semi-annual membership meeting is scheduled for 7:00 PM May 9th at Grace Community Covenant Church. John confirmed that we have a representative from the Thurston County Sheriff's Office coming at 6:30 PM to speak about neighborhood safety. Representatives from the Thurston County will then speak at 7:00 PM to update on the membership on the status of the traffic study they recently completed.

The ACC Approval Form package for a new garden shed received from the owner of the 3022 Wilderness Court property was reviewed and approved.

Phil also proposed some additional language for the ACA Approval Form to clarify WPOA approval does not certify any relevant construction requirements. He agreed to provide a draft revised form for the board to review.

The board agreed that wood rounds from the recent greenbelt maintenance activity will be offered first to adjacent home owners. If they do not want them they will be offered to other WPOA members who have indicated an interest in providing firewood to households dependent upon wood for heat.

There being no further business, the meeting was adjourned at 8:20 p.m. The next Board meeting is scheduled at the conclusion of the May association meeting.

Respectfully submitted,
Raghavendra Paturi, Secretary