

**Wilderness Ridge Homeowners Association Inc.  
Board of Directors**

**Minutes—April 20th, 2022**

Members present: Rennie Walt, Chuck Greenway, Boyd Smith, Tom Bittner, Steve Gealy, Carolyn Otte.

The meeting was called to order by President Walt.

**Approval of Minutes** The minutes from the Board of Directors meeting of November 10th 2021 as well as the minutes from the Annual meeting November 17th 2021 were approved by the Board.

**Financials** Treasurer Greenway presented the financials of the HOA. As of 3/31/2022 the HOA had a cash balance of \$196,787.42. We have had a total income in the 1st quarter of 2022 of \$139,500.51 and expenses of \$22,633.44 which was mainly tree trimming, snow removal and mowing. So the YTD net is \$116,867.07. We just had Larges Ct. paved so that bill will be coming soon. It was moved and seconded to accept the financial statements.

**Legal Issues** Steve Gealy advised us there are no legal issues at this time that he is aware of.

**Infrastructure** Boyd advised the board that the resurfacing of Larges Ct. is complete so now all streets have been resurfaced. He is hopeful that with yearly “crack filling” we should be able to avoid resurfacing streets for 20-30 years. It was also noted that there is \$25,000.00 in the budget for new street signs. They have been repaired throughout the years but never replaced. The Board gave the go ahead for Tom Bittner to research and bring some renderings and monetary bids for new street signs to our next Board meeting.

**President’s Report** President Walt brought up the issue of yard signs and noted that there can be no signs promoting a business or political campaign in yards. President Walt noted that the HOA has entered into a new 3 year contract with Hocking and Schulenberg LLC for their accounting. It has been brought to the attention of the Board that some of the information on our website is inaccurate and outdated. President Walt will make changes and if feedback is needed he will email them to the Board. The Board will meet again in July or August.

The meeting was then adjourned.

Meeting Minutes Respectfully submitted by Carolyn Otte