



Wilderness Ridge Homeowners Association

November 18, 2014, Annual Meeting Minutes

The 2014 annual meeting of the Wilderness Ridge Homeowners Association was held on Tuesday, November 18, 2014, in the Yellowstone Room at The Lodge. 76 residents attended the meeting. The meeting was called to order at 7:00 pm by Rennie Walt, President. The following items were presented and discussed.

Rennie introduced the 2014 Board members and presented the proposed 2015 Board. A motion from the floor was presented and seconded for the following people to serve on the Board in 2015.

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| -Rennie Walt | -Chuck Greenway |
| -Steve Gealy | -Gary Pryor |
| -Brad Bailey | -Anne Perlman, Advisor |

The Board will hold an election of officers at the January, 2015 meeting. Rennie Walt thanked Dave Hillman for his four years of service to the Board as Dave will end his term on December 31, 2014.

Rennie brought the residents up-to-date regarding several questions that had been presented to Chris Thompson, General Manager, Wilderness Ridge. Chris could not attend as he was out of town. **Note:** The questions and Chris's response are included at the end of the minutes.

Board members updated the association attendees on the following items.

- Street repair & maintenance
- Cul-de-sac issues/updates
- Street light update
- Website, emails & newsletters
- Landscape lighting
- The availability of "no parking" signs for one side of the street for residents
- Snow removal
- WR Alerts
- Future plans for street re-surfacing

Chuck Greenway, Treasurer, presented the year-to-date HOA financials through October 31st. In addition, Chuck distributed the proposed 2015 HOA budget which calls for no increase in member dues. The 2015 dues will remain at \$400 annually. A motion from the floor was presented and seconded to accept the 2015 budget.

Rennie asked for questions and concerns from the floor and the following issues were discussed.

-Within the next 10 years, it is predicted that most of the ash trees planted between the street and sidewalks on each lot will die from disease. In order to keep uniformity in tree selection, Rennie Walt and Brad Bailey will contact an arborist to determine alternatives for the replacement of the ash trees. The findings and recommendation will be emailed to residents in early 2015.

-Several residents voiced concern for the safety of golf carts that cross local streets on the designated cart paths. Brad Bailey will talk to Tom Athy, Golf Course Superintendent, and determine the best method of preventing an accident between automobiles and golf carts. Stop signs may be an option.

The meeting adjourned at 8:15 pm.

The 2015 meeting of the Wilderness Ridge Homeowners Association will be held on Tuesday, November 17, 2015 at The Lodge.

Respectfully,

Dave Hillman, Secretary
WRHOA Board of Directors

Here is a summary of the email exchange between Rennie Walt and Chris Thompson on November 10th. Chris's responses are in blue font.

To: Chris Thomson
Subject: Questions from the homeowners.

Chris

You had mentioned that you would respond to homeowner's questions ahead of time since you will be gone for our annual H OA meeting. Here are the ones we have received so far.

1. You mentioned the leak in the damn between 17 and 18 would be repaired starting in late January. You also said other projects have been approved. Could you please expand on the other projects?

Other project include capital improvements here at the club such as new carpeting, chairs, replace the lower landing of the deck, pumps for waterfalls, etc.

2. A homeowner lives on the executive course near a T-box. There were trees on the course protecting his home from an errant T shot but they have been removed because of disease. Will

they be replaced and if not can the homeowner replace them himself?

We have not removed any trees on #9 Exec course so not sure which tree this homeowner is referencing. There are no plans for replacing trees due to the ones that have deceased from Pine Wilt at this time. However, we will be replacing some trees in the entrance to the club. As the Scotch pine losses near the end, we will develop a comprehensive long range tree plan and request funding at that time. No timetable for this however.

3. Several homeowners have mentioned the attention given to berms between homes and the cart paths has dwindled compared to previous years. Specifically, very little water applied, mowed less frequently, increasing number of weeds and a lack of tree trimming. Is this going to be the norm going forward?

I do know that we have laid sod in the areas between 12 green and 13 tee recently and they will be mowed with hand mowers. I have spoken with Tom Athy and he will be addressing this going forward so that more attention is given to these areas.

4. There were homeowners who were asked to participate in a focus group at the lodge but were notified it was not going to happen. Is the lodge not interested in feedback from customers? I would think this type of input could be of significant help.

This was in regards to a new menu rollout which ran into some snags this past fall and the rollout plans were put on hold with the focus groups. We do plan to move forward with this for the spring menu but at this time we will hold off so we can execute all parts of the menu properly.

I know that Tom Athy will be in touch regarding some issues with homeowners regarding items such as:

- 1) Irrigation overwatering and draining into the golf course**
- 2) Swimming pool drainage in late summer onto the golf course**
- 3) Plantings and plant material on the golf course**

Probably a few other items but Tom will address those with you in a message to go to all homeowners in the spring.

Thanks Rennie!

Chris