



Wilderness Ridge Homeowners Association, Inc.

Board of Directors

Board of Directors Meeting Minutes

April 14, 2010

Rennie Walt Home

Present: John Watson, Rennie Walt, Chuck Greenway, Becky Wright

<i>Item</i>	<i>Discussions / Actions</i>
Minutes	Approval of October 13, 2009 & November 11, 2009 Annual HOA minutes. John Watson motion to approved, Chuck Greenway second. All in favor and approved. Minutes will be placed on the HOA website.
Rennie Walt, President	<ul style="list-style-type: none">• Rennie shared that all has been going well. The long winter seemed to make for a quiet time for board duties. However the directors in attendance thanked Rennie for his dedication to the board and the HOA.• Rennie noted that the street had been cleaned of the winter dirt and gravel. Our previous contractor has gone out-of-business and Rennie contacted a different contractor that completed the task for nearly the same fee.• All commented on the excellent snow removal provided this year and we are within budget. However Rennie was aware of damage to an auto by a plow and will do follow up as an officer was called and indicated they would not respond as we are private streets. However we are still within city and we know this was an error on the officer part. Rennie to contact City of Lincoln.• Rennie needs a family for the cover of the June newsletter. Becky suggested Connie Yori and family as this has been a great year for her and the many accolades she and her team have received. Becky will contact.• Rennie informed the board that the 27th Street waterfall was in need of repair. The pump and motor repairs would be in the \$400 range Derek from Wilderness Ridge is responsible for over site of this maintenance.
John Watson, Vice President	<ul style="list-style-type: none">• John brought to the board a resident's concern about pools and draining water from the pool onto the golf course. This would appear to be an inappropriate practice however since it involved golf course property John will refer resident to Bruce Barres, General Manager of the Wilderness Ridge Lodge and Golf Club.• John mentioned that we may wish to consider removing some of the trees on the 27th street round-about as there appears to be crowding issues as the trees mature. This item will be placed on the next agenda.
Chuck Greenway, Treasurer	<ul style="list-style-type: none">• Chuck provided the current financials to the board and they will be placed on the website.• Chuck will contact Connie Wiebusch at Hocking Reid to create two letters to be sent to those in arrears for the full amount of \$350 and those that had the \$50 that paid from the original billing and not the corrected billing. Becky also said she would contact a few of the people she knows on the list letting them know of the \$50 deficit. The \$50 late fee will be added after May 31, 2010.

	<p>Treasurer Continued....</p> <ul style="list-style-type: none"> • Chuck informed the board that Brad Bailey, resident, and Bruce Barres of Wilderness Ridge are planning a July 4th celebration. Chuck will attend a planning meeting and communicate that information to Rennie for the June issue of Wilderness Ridge Newsletter
Steve Letts	<ul style="list-style-type: none"> • Absent no report. We miss you Steve!!
Becky Wright, Secretary	<ul style="list-style-type: none"> • Becky checked with John Hall and website domain is funded until March 2011. Cost if \$35 per year we paid for three years. • Becky invited discussion for support to offer snow removal to residents on Rokeby road. This street is a public street but offers access to WR residents. Rennie is acquainted with a resident on Rokeby and will see if they are interested in having our contractor remove their snow for a fee to be paid to the HOA. The fee to be figured by % of what we are currently being charged per mile. The City of Lincoln should be responsible for this however they are rarely plowed and the Rokeby residents & WR residents have approached us before. • Becky fielded two resident questions with the following concern <ul style="list-style-type: none"> ○ Resident complained of neighbors excessively noisy heat pump near their bedroom window: Action: Discussed possible remedies, however this does not come under board responsibilities. ○ New home construction site complaint mud in the streets, no dumpster and lot surrounding house contain a large amount of debris. Action: Becky contacted builder and builder explained what he was doing to correct these issues. Future drive bys have indicated builder is doing what is possible to keep orderly construction site although dirt piles need to be removed soon...Action: Becky plans to do additional follow-up.
Old Business	<ul style="list-style-type: none"> • John Vos will not be handling the chemical maintenance for the 27th Street Waterfall. Another contractor suggested by Jim Mack will provide Jim Mack with his suggestions for appropriate % of chemicals to use to prevent algae.
New Business	<ul style="list-style-type: none"> • Lighting issues on the round-about @ 27th street will need to have Sentry Electric provide repairs John will contact them. • Boulder on Sundown Crossing near mail boxes must be moved back a few inches. John, Rennie and Chuck will meet to move boulder the same night they meet to look at lighting on round-about. • The directors held discussion concerning dues owed by persons occupying two lots. Some residents have by application to the City of Lincoln combined their lots and are now billed for a single lot. Developer Mr. Large is exempt from dues as per his original agreement with HOA developers. Mr. Large owned the tract of land WR is built on. Paul Hunt is not considered a developer as he purchased lots from the Ridge Development. He is considered the builder and will be charged annual dues on properties he owns.
Adjourn	<p>Next Meeting June 2nd 6:30 John Watson Home. Next meeting planned to bring in advisors as well so they will become familiar with board responsibilities.</p>