



# *Wilderness Ridge Homeowners Association, Inc.*

## *Board of Directors*

### Board of Directors Meeting Minutes

July 14, 2009

Rennie Walt Home

**Present:** Rennie Walt, John Watson, Chuck Greenway, Steve Letts, Becky Wright

<i>Item</i>	<i>Discussions / Actions</i>
Minutes	Secretary submitted minutes for May 5, 2009 meeting. Motion to approve by R. Walt. Minutes approved.
Rennie Walt, President	<ul style="list-style-type: none"><li>• Rennie instructed the directors to invite other residents they feel may be interested in serving on the board in an advisory capacity as we are planning for some members to step down after 2010. This would allow the board to present an informed slate of officers to be voted on by the HOA members at the 2010 Annual meeting</li><li>• Schwisow owner of Lincoln Landscape Lighting is continuing to repair and improve the lighting mechanics at the 27<sup>th</sup> street entrance. He has asked permission to purchase parts and to replace some of the equipment. <b>ACTION: The Board voted to support this expense.</b></li><li>• Rennie stated he has fixed the drainage issue on Sundown Crossing.</li><li>• The directors are pleased with Bruce the new golf club manager and think it may be a good idea to invite him to a board meeting in the future to share information. The board has received calls concerning golfers not being fully aware when the cart path intersects with the street. We are sure there are other topics that could be discussed of mutual interest.</li></ul>
John Watson, Vice President	<ul style="list-style-type: none"><li>• Follow up on street lamps by mail boxes. The light that was off with some frequency on Wilderness Ridge Drive has been repaired. It was not a bulb or electrical problem the wind had vibrated the light pole enough to loosen the bulb. Sentry installed a brace and the problem appears to be resolved.</li><li>• If was brought to the attention of the board that a family had placed a rock addition next to their drive to accommodate extra vehicles. The directors will follow up at next meeting.</li><li>• Street signs have all been replaced and poles painted there are still some signs the have 3-way signs on them and they are difficult to maintain as they catch the wind and weaken their placement in the ground</li></ul>
Chuck Greenway, Treasurer	<ul style="list-style-type: none"><li>• Chuck Greenway Treasurer presented the board with the current financials. Some progress was made on back dues. The board decided not to make additional contact with residents in arrears and Rennie will place liens on those properties still in arrears.</li><li>• Chuck will visit with Connie Wiebusch to be certain she understands how to calculate the interest and fees on residents bringing their account up-to-date.</li></ul>

Steve Letts	<ul style="list-style-type: none"> <li>• The replacement sod on the round-about did not survive the summer heat as the irrigation systems was not on at the time. Directors decided it may be best to replace in the fall during cooler temps.</li> </ul>
Becky Wright, Secretary	<ul style="list-style-type: none"> <li>• At the last meeting, housing and landscape plan approval responsibilities were discussed. Becky offered to contact the developer's attorney for clarification. Becky contacted DeNay Kalkowski and she stated that the developers have never turned over plan review to the HOA board. All plans are to be submitted to the developer for approval. This being the case the board has no real means of knowing if a variance had been approved for certain residences. The problem exists when a plan may have been approved by the developer but as in the past there has never been noted follow-up ensuring the home was built as approved. This practice has made resident concerns difficult for the board of directors to act on with much success.</li> <li>• Board members are contacted on occasion by home owners with concerns that are not appropriate or part of our duties. The board of directors is a property management team conducting the business of the HOA. The directors feel a formal policy should be created and placed on line and in the newsletter to offer a more detailed accounting of the director's duties. Becky will draft a policy and submit to the board for their approval.</li> </ul>
Adjourn	Next meeting September 15, 6:30pm Rennie Walt home.