



Wilderness Ridge Homeowners Association, Inc.

Board of Directors

January 21, 2015, Board Meeting
7:00 pm, Gary Pryor Home

Attending: Rennie Walt Chuck Greenway Gary Pryor
 Steve Gealy Brad Bailey

Absent: Anne Perlman

Rennie Walt called the meeting to order at 7:00 pm. The minutes from the November 5, 2014, Board meeting were read and approved.

New Business:

Rennie Walt provided a copy of the Nonprofit Corporation Biennial Report 2015-2016 to The Board Members.

2015 HOA Board Officers were elected:

Rennie Walt – President
Steve Gealy – Vice President
Chuck Greenway – Treasurer
Gary Pryor – Secretary
Brad Bailey – Director
Anne Perlman – Advisor

Rennie shared that he had met with Tom Cox regarding the lighting at the entrance on the pine trees. New lights would be LED 8.5 Watt rated for 40,000 hours and guaranteed for 15 years (rather than 20 Watt Halogen rated for 2,000 hours and no guarantee. The existing lights now sit on top of the mulch where the LED fixtures would be mounted on inground stakes and the wires would be buried. The estimated annual savings on electricity and bulb replacement is \$4,000. We could replace all 135 lights at a cost of \$22,000. After considerable discussion, considering the age of the existing fixtures and the poor physical condition, Steve Gealy made a motion to replace all the fixtures. It was seconded and the motion passed 5 -0.

Chuck Greenway presented the year end financials dated 12-31-2014, including Balance Sheet, Profit and Loss and Expense Detail by Account. Chuck also presented a list of homeowners for the HOA dues, payable by 1-31-2015.

Discussion was held regarding a list of 2015 Wilderness Ridge Contractors. It was decided to create a list, including any set price arrangements or fees agreed to.

Brad Bailey reported that the street sign at the corner of Whispering Wind and Wildfire, which was hit by a vehicle and stolen, has been replaced.

Gary Pryor shared an email he received regarding homeowners who leave garbage cans out all the time, including boards, buckets and other miscellaneous items which are in plain sight from the street. It was agreed that Rennie Walt would send the homeowner a letter reminding them of the covenant guidelines regarding these items being hidden from view.

Rennie Walt made a motion to send \$150 to Dave Hillman for his years of service on the HOA Board. Motion passed 5 – 0.

Rennie notified Board members that the next meeting will be April 21, 2015.

The meeting adjourned at 8:58pm