



Wilderness Ridge Homeowners Association, Inc.

Board of Directors

November 5, 2014, Board Meeting
7:00 pm, Brad Bailey Home

Attending: Rennie Walt Dave Hillman Chuck Greenway
 Steve Gealy Brad Bailey

Absent: Gary Pryor
 Anne Perlman

Rennie Walt called the meeting to order at 7:00 pm. The minutes from the July 1, 2014, Board meeting were read and approved.

New Business:

The Board discussed and finalized the agenda for the annual meeting which will be held on Tuesday, November 18th, at The Lodge. The agenda is as follows:

- Introduction of 2014 Board
- Proposed Board for 2015
- HOA update items
 1. Street repair
 2. Cul-de-sac update
 3. Street lights
 4. Waterfall /water pump
 5. Landscape lighting
 6. Snow removal
 7. Website/emails/newsletters
 8. Security alerts
- Treasurers report, 2014 financials & 2015 budget

General discussion/questions:

Dave Hillman reported that an email notice announcing the annual meeting had been sent to the HOA members on November 4th and a letter with the annual meeting notice will be mailed to all HOA members on November 10th.

Dave Hillman reviewed the menu that would be served for the annual meeting and informed the Board that The Lodge would be providing a cash bar. The Board approved an amount of \$1000.00 for annual meeting expense.

Rennie indicated that meeting signs would be placed throughout the neighborhood on November 6th.

Rennie up-dated the Board on a proposal to up-grade the landscape lighting that the HOA is responsible for on the 27th street entrance area and associated waterfall. Rennie and Brad will do some more research regarding changing to LED type lights and do a cost/versus on-going maintenance position paper.

Rennie reported that the snow removal rates for 2015 would be the same as the 2014 contract. Rennie also reported that the mailbox base off of the Yankee Hill entrance had been painted to prevent further rust and deterioration.

Brad and Rennie have been in contact with Tom Athy, Golf course Superintendent, regarding spraying the pine trees for disease. Tom presented the Board with an invoice and the Board approved payment.

Dave Hillman indicated that the HOA newsletter had been emailed to all members on the email list on November 4th. In addition, Dave had forwarded the newsletter to Focal Point Publishing for inclusion in the quarterly magazine.

Dave also informed the Board that the labor rate for Suzi Velinsky, the HOA Webmaster, was increasing to \$50.00 per hour effective November 1st. The Board approved the new rate.

Chuck Greenway presented the year- to- date financials through Oct 31st for the Board's review. In addition, Chuck presented the recommendation for the 2015 HOA budget and the Board approved both reports. There will be no increase in dues for 2015.

Rennie will notify Board members of the date, time and place of the January, 2015, meeting.

The meeting adjourned at 8:45pm