



Wilderness Ridge Homeowners Association, Inc.

Board of Directors

November 10, 2015, Board Meeting

7:00 pm, Rennie Walt Home

Board Members	Present	Absent
Rennie Walt	x	
Steve Gealy		x
Chuck Greenway	x	
Jeanelle Lust	x	
Brad Bailey	x	
Anne Perlman	x	

Rennie Walt called the meeting to order at 7:00 pm.
The minutes from the July 28, 2015, Board meeting were approved.

Jeanelle Lust was welcomed to Board. She will serve as Secretary.

Rennie Walt reported that he and Jeanelle Lust attended the neighborhood informational meeting about the apartments to be constructed in the formerly designated commercial office space near the lodge.

Rennie Walt, seconded by Brad Bailey, made a motion to approve the contractors used for 2015 in 2016. Motion carried.

Rennie Walt reported that Hocking and Reid, the association's accountant, will be changing contact persons for the association. He will report to the Board once that person is hired.

Rennie Walt reported on an inquiry about roof solar panels. They are currently prohibited by the HOA covenants. The Board felt that with advances in technology and in the aesthetics of solar panels and increasing demand for clean energy, the Board should do further investigation on whether a change in covenants would be justified. The Board agreed to ask for input on this issue at the annual meeting.

Rennie Walt reported on an inquiry about changing the covenants to prohibit mowing or construction on Sunday. The Board declined to suggest a change to the covenants.

The Board discussed a neighbor's request to install a stop or yield sign at the intersection of Sun Down Crossing and Wildfire Road. The Board investigated the City standards for traffic sign installation and determined that this intersection did not meet those standards and therefore declined the request at this time. The Board will remind residents to obey the speed limit in the neighborhood in the upcoming newsletters and will alert neighbors that this intersection does have some obstructed views.

N 2 Publishing will be publishing a neighborhood magazine monthly for the neighborhood. The Board agreed to provide newsletter information to this publication and continue to provide information to Focal Point.

The Board approved the meeting agenda for the annual meeting.

The treasurer's report by Chuck Greenway was approved by board.

Chuck Greenway moved, seconded by Rennie Walt, not to recommend a raise in dues at the annual meeting. Motion approved.

Brad Bailey reported on repair work in the neighborhood. He will make temporary repairs to a broken culvert until more permanent repairs can be made. He will also flush the fire hydrants to make sure they are in good working order.

Anne Perlman discussed the need to update the contact list for a neighbor alerts. The Board decided to ask for contact information with the annual dues statement. Perlman will draft the request. Perlman will then ask Suzi Velinsky to update the contact list and bill the association for the work.

Jeanelle Lust reported that the arrangements for the annual meeting have been completed.

Meeting adjourned at 8:50.

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Next regular meeting is TBD

The Annual Meeting is November 18, 2015 at the Wilderness Ridge, Yellowstone Room at 6:15, social gathering, 7pm Meeting.