



Wilderness Ridge Homeowners Association, Inc.

Board of Directors

	Present	Absent
Rennie Walt	x	
Steve Gealy	x	
Chuck Greenway	X	
Brad Baily	x	
Anne Perlman		x
Jeanelle Lust	x	
Boyd Smith	x	

Minutes – November 7, 2017

1. Approval of minutes Approved
2. Presentation of Financials-- The financials show a year to date loss of \$46,943 because of the paving project. The Board estimates another \$10,000 in expenses for a loss for the year of \$56,000. Ending with a net cash position of \$279,435. The summer's street repairs cost \$98,017.
3. Budget for 2018 –A proposed increase to \$500 per home will be proposed at the annual meeting. The board approved the budget for next year.
4. Maintenance-- There is an air leak in the waterfall causing the waterfall to shut off. This will be repaired at an estimate of \$7500.
 - a. Streets – Hollow Tree to entrance at Whispering Wind should be resurfaced in 2018 at about a cost of \$98,000.
5. Contractor Review – The contractors employed by the Board are all doing a good job. The board elected to stick with the current contractors and not put any items up for bid.
6. Covenant waiver notification- The board will work on developing procedures for notification of covenant waivers to neighboring properties.
7. Dues Payments status. A payment plan for delinquent homeowner was approved.
8. Boyd Smith is appointed a director on the board.
9. Neighbor Alerts – These are working smoothly.
10. Neighborhood events. Discussed a New Year's Eve event at club for residents. Further discussion will be had with the club.
11. Annual meeting planning. Walt will do a presentation on the property managed by the HOA
12. Determination of next meeting date and location after annual meeting—Wednesday April 18 – 7pm. Chuck Greenway's house.
13. Adjourn