



Wilderness Ridge Homeowners Association, Inc.

Board of Directors

Wilderness Ridge Homeowner's Association
Board Meeting
January 3, 2013

Meeting convened at 7:00 PM.

Members present: Rennie Walt, Steve Gealy, Chuck Greenway, Brad Bailey, Gary Pryor

Item 1: The minutes of the Nov. 7th, 2013 board meeting were approved.

Item 2: Election of HOA officers

A motion was made to keep the existing office holders for 2013. Motion passed unanimously.

Item 3: Sprinklers

- Residents reported several sprinklers in the common areas were damaged, missing, or needed adjustment. Rennie Walt stated he would contact Wilderness and with Tom or Gabe would physically inspect all the sprinklers to determine the extent of the necessary repairs or adjustment necessary.
- A request was made by residents for sprinklers in the two cul-de-sacs on Wildfire Circle and Thornwood Circle. After discussion of the need and cost, it was decided that the areas should be upgraded.
A motion was made to authorize up to \$3,500 to install sprinklers on these cul-de-sacs. Motion passed unanimously.

Item 3: Dead-end Signs

A request was made to install dead-end signs on Wildfire Circle and Wilderness Ridge Circle since large trucks cannot negotiate the small cul-de-sacs.

A motion was made to install the signs. Motion passed unanimously.

Item 4: Gift Cards

A motion was made to give Jim Mack and Tom Athy each a \$150 gift card.
Motion passed unanimously.

Other Business Discussed

- Speed control signs on Wilderness Ridge Streets were discussed. Residential streets within the City jurisdiction, including Wilderness Ridge, are subject to a 25 miles an hour speed limit and signage.
No action taken.
- Unlicensed Vehicles LB1155 is a new State law which pertains to use of golf carts on residential streets in or near golf courses. After considerable discussion, several questions such as potential conflicts between City and State laws, requirement for driver's license, use after dark, liability insurance, compatibility with existing Golf Course carts, etc. were raised. As a result of all the questions, Steve Gealy volunteered to research the laws and report back to the HOA Board.
- The Board discussed a suggestion that the HOA negotiate a single garbage collection service for Wilderness Ridge in order to limit the number of garbage trucks and, thereby, reducing damage to the asphalt streets.
No action taken.
- Businesses operated from Home
A resident asked about, "the issue of operating a business from a residential home." After reviewing the HOA bylaws, there is nothing pertaining to the uses of activities occurring within a private residence. Home Occupations are regulated by the City of Lincoln Zoning Ordinance, Chapter 27.70, subsection 27.70.010(b) specifies uses not permitted as a home occupation. The use described is not listed as prohibited.

Treasurer's Report

- Budget
- Dues

Meeting adjourned at 8:00 PM.