



## Wilderness Ridge Homeowners Association, Inc.

### Board of Directors

June 11, 2013, Board Meeting  
7:00 pm, Dave Hillman Home

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

Rennie Walt called the meeting to order at 7:00 pm. The minutes from the March 19, 2013 Board meeting were approved.

#### **Old Business:**

-Brad Bailey will continue to work with Tom Athy, Golf Course Superintendent, to resolve sprinkler head issues. The sprinkler problems on Thornwood Circle were discussed and Brad will follow up to make sure the issues are resolved.

-The Board had further discussion on the issue regarding vacant lots that are owned by homeowners. Steve Gealy contacted and received comment from the Wilderness Ridge Developer. The Board discussed in detail the HOA options. As a result of the Board discussion, Steve will do some additional research and report at the next meeting.

-The Board reviewed the most recent cost estimates and environmental issues regarding installation of curbs. The Board will finalize its review of the curb issue and send all HOA residents a position paper by October 15<sup>th</sup> reflecting the Board's decision.

-Brad Bailey reported that several street signs had been replaced and no additional street sign maintenance is needed at this time.

#### **New Business:**

-Dave Hillman introduced Suzi Velinsky to the Board. Suzi administers the WRHOA web-site and the email distribution list. Suzi brought the Board up-to-date on additions to the email list and plans to keep it current.

-The quarterly newsletter was emailed to all HOA members the last week in May. Currently, approximately 75% of HOA members have signed up to receive the newsletter via email. The newsletter will also continue to be published in the Wilderness Ridge Magazine distributed by Focal Point Publishing.

-A current HOA member had raised a question to the Board about a resident that appears to be providing day care services for several children out of their home. After researching this issue, the Board's position is as follows: Home occupations: The City of Lincoln has enacted Zoning Ordinances which regulate and enforce the uses permitted on properties located within its jurisdiction. The H.O.A. has no authority to enforce City ordinances. The member will be referred to the City Zoning Enforcement Office at City Hall.

-Chuck Greenway presented the WRHOA financial report as of May 31<sup>st</sup> and the Board approved.

**Next meeting: October 29th, Steve Gealy Home...7:00 pm**