



# *Wilderness Ridge Homeowners Association, Inc.*

## *Board of Directors*

### Board of Directors Meeting Minutes

October 13, 2009

John Watson Home

**Present: John Watson, Rennie Walt, Chuck Greenway, Becky Wright Steve Gealy, Dave Hillman**

<i>Item</i>	<i>Discussions / Actions</i>
Minutes	Approval of July & September minutes. All in favor and approved.
Rennie Walt, President	<ul style="list-style-type: none"><li>• Introduction of Board Advisors Rennie introduced Steve Gealy and Dave Hillman. Steve &amp; Dave have agreed to join the Board as advisors for the HOA. Andy Neil also agreed to work with the Board but was absent from the meeting. The Board of Directors anticipate that advisors will become familiar with the functions of the Board and HOA responsibilities while serving as advisors. Advisors will replace current directors as they resign from their terms serving on the Board. Planning ahead in this approach will allow for smooth transitions to the Board.</li><li>• Board of Directors terms end on 2<sup>nd</sup> Tuesday in November at the time of the HOA Annual Meeting. The resignation schedule is as follows;<ul style="list-style-type: none"><li>○ Steve Letts. 2010</li><li>○ John Watson 2010</li><li>○ Becky Wright 2011</li><li>○ Chuck Greenway 2011</li><li>○ Rennie Walt 2012</li></ul></li></ul>
John Watson, Vice President	<ul style="list-style-type: none"><li>• Regarding the maintenance of the 27<sup>th</sup> waterfall and the water quality. It was suggested that we contract with John Vos to maintain the chemistry of the water. He is familiar with maintaining waterfalls commercially and will offer consistent maintenance to prevent the algae problems of the past. Board approved this proposal..</li></ul>
Chuck Greenway, Treasurer	<ul style="list-style-type: none"><li>• Chuck Greenway presented current financials and AR. Updated financials will be placed on website. The complete financials will be placed on the website. However Chuck plans to share only the Balance sheet and the proposed budget at the Annual Meeting.</li><li>• Board approved to raise dues to \$350 for 2010.</li><li>• Chuck will prepare the proposed 2010 budget for the next meeting reflecting a dues increase to \$350.00..</li></ul>
Steve Letts	<ul style="list-style-type: none"><li>• Absent no report</li></ul>
Becky Wright, Secretary	<ul style="list-style-type: none"><li>• As instructed at the September meeting a check and card was mailed to Derek with our get well wishes and appreciation for his work with the HOA.</li><li>• The sidewalk and handicap approach were repaired by Alley Construction.</li></ul>

	<ul style="list-style-type: none"><li>• Annual HOA Meeting notices were mailed as planned 30 days in advance.</li><li>•</li></ul>
Adjourn	Next Meeting TBA.