



Wilderness Ridge Homeowners Association, Inc.

Board of Directors

Board of Directors Meeting Minutes
September 15, 2009
Rennie Walt Home

Present: Rennie Walt, Chuck Greenway, Becky Wright

<i>Item</i>	<i>Discussions / Actions</i>
Minutes	Approval of July minutes to be submitted at October Meeting.
Rennie Walt, President	<ul style="list-style-type: none">• Lighting at 27th street, Rennie has talked with Mr. Schwisow of Lincoln Landscape Lighting concerning repairs and maintenance of the lighting system. At the July meeting the board gave permission to pay for equipment and repairs requested by Lincoln Landscape Lighting. The repairs have been completed and are working very well. The board approved to continue to engage Landscape Lighting for basic maintenance however there was discussion on how to continue to replace burnt bulbs. The board would also like to meet with Husker Lawn and Lincoln Landscape Lighting to be certain that proper equipment is available for regulating the voltage when changed for Christmas Lighting.• Rennie and John had been working with the golf course and LES on correcting the billing errors and seeking reimbursement of payments made by the HOA in error on items belonging to the golf course. The golf course agreed that we would not need to pay the \$700 per month water fee until the amount paid in error to LES is made up. The billing issue has been corrected. Chuck will monitor this with Hocking Reid.• Hollow Tree Court landscaping request: Residents Rick & Suzy Giannobel would like to improve the landscaping in the middle of their court at their expense: Board members approved their request. The landscape plan was submit by Bryan Poppe of Campbell's Nursery.• Advisors to the Board: At the July meeting the board discussed replacements for the current officers that have been on the board for three years. Directors were instructed to invite residents that expressed interest in serving as advisors for a year during 2010. These advisors would then have knowledge and experience with board duties and would then be placed on the ballot at the 2010 Annual HOA Meeting to fill positions of directors wishing to exit the board. Dave Hillman has agreed to serve as advisor and two others that expressed interest but not yet confirmed are Steve Gealy and Andy Neil.• Newsletter: The proof was less than inspiring with many typos. We also feel the HOA information should be kept together rather than spread throughout publication.

John Watson, Vice President	<ul style="list-style-type: none"> • Absent no report • Old Business John and Rennie are working on the algae and timer issues with the waterfall discussion deferred to next meeting. • Old business: Widening of Wildfire Circle. The board feels that this project could wait until spring and for Derek Nicholson's health to improve as we will need his expertise with irrigation issues. The board considered it may be best to wait for receipt of outstanding dues on Wildfire Circle prior to spending the funds to modify the island, pavement and curbing.
Chuck Greenway, Treasurer	<ul style="list-style-type: none"> • Chuck Greenway presented current financials and AR. Updated financials will be placed on website • Chuck will prepare the proposed 2010 budget for the next meeting reflecting a dues increase to \$350.00. If dues in arrears would be collected financials would be near budget. The board feels it is necessary to build a reserve but hesitate to increase dues to the \$350.00 amount on those that are dutifully paying. Dues will be discussed at October Board Meeting.
Steve Letts	<ul style="list-style-type: none"> • Absent no report
Becky Wright, Secretary	<ul style="list-style-type: none"> • As instructed at the July meeting Becky created a policy outlining "Board of Directors Responsibilities on Neighborhood Issues". The policy was submitted for approval to the board and was approved by the Directors, signed by the President and placed in the newsletter. Policy will also be place on the website. • Board discussed the repair of the sidewalk on the south side of the 27th street entrance with several squares that have sunken to the point they are not safe. Becky and her husband Jeri will contact a cement contractor to get a cost for repair. ACTION: Alley Construction, at Jeri's request, submitted a bid for the work in the amount of \$480 and will complete the repair mid October. • Other business: Derek Nicholson has been a great support to the HOA Board and Rennie Walt motioned and Chuck Greenway 2nd, that a gift of \$300 be sent with a get well card offering our best wishes and support for his full recovery. ACTION: Becky offered to complete this task and the card and check were mailed on Saturday September 19th. • Becky will send out Official Call to the HOA residents announcing the Annual meeting set for November 11th. This will be completed 30 days in advance.
Adjourn	TBA October prior to Annual Meeting.