

Wilderness Ridge HOA Annual Meeting
November 9,2022

Board of Directors

Those present included: Rennie Walt—President, Chuck Greenway—Treasurer, Steve Gealy—Vice President, Carolyn Otte—Secretary, Todd Lorenz—Advisor

The annual meeting of the Wilderness Ridge HOA was called to order by President Rennie Walt at 7:00 p.m.

Walt thanked Tom Bittner for his service to the HOA board as an advisor and welcomed Todd Lorenz as a new advisor to the board.

Walt introduced the proposed HOA board member slate for 2023. It was then moved and seconded to accept the following slate of officers and the motion passed. The board members are:

Rennie Walt, President	Steve Gealy, Vice President
Chuck Greenway, Treasurer	Carolyn Otte, Secretary
Boyd Smith, Infrastructure and roads	Sean Ngo, Advisor
Todd Lorenz, Advisor	

Financials—Treasurer Chuck Greenway gave the report. He started with the balance sheet which showed our current cash balance is \$109,176.82. Our YTD net income is \$29,236.11. Chuck noted that accounts receivable are not listed but reported that they are the lowest ever. Greenway then reviewed the profit and loss statement. Of note: total income—\$143,644.96, accounting expenses from Hocking and Schulenberg LLC—\$4,323.97, it was noted that they help with dues statements and collection, and they will help us get an email list prepared to help disseminate information quickly to homeowners. Ground maintenance for the year has been \$20,994.97 so far and included in that is the final tree trimming that was done in January. This year we had \$60,720.00 in street repairs. This was the last of the five year program to resurface streets. There will be ongoing yearly “crack repairs” that need to be done. The year end estimated cash balance is \$93,176.00. Treasurer Greenway then reviewed the budget for 2023 as approved by the HOA Board on 11/2/22 with dues remaining at \$500. He noted \$20,000.00 is built in for street/crack repair and \$25,000.00 has been put in for street sign repair and/or replacement. Treasurer Greenway then asked if there were questions. There was one: Are any of the Lodge improvements in our HOA budget? The answer was the HOA doesn’t have anything to do with Wilderness Ridge Country Club, that is a separate entity.

Legal Update—Steve Gealy reported that at this time he is pleased to say there are no legal issues.

Presidents Update and Roads and Maintenance Update—Rennie reported for Boyd Smith. Rennie advised the members that Boyd has been involved in the street repairs and maintains the lights around the mailboxes. The final street resurfacing has been done and there will be ongoing crack repair. Our street signs have suffered wear and tear so we are looking to reinforce the existing ones or purchase new ones. The board will look into this. It was also noted that we have 6-7 miles of sidewalks in our neighborhood and some of them are uneven and have become tripping hazards. The homeowners were informed that it is their responsibility to repair them either by mud-jacking or replacing. President Walt suggested that if there are some sidewalks in an area that needed attention those homeowners could get together and have the repairs done at once which would help with expense. Rennie advised homeowners that the snow stakes have been put up and it is the responsibility of the homeowner to make sure they stay in place. President Walt urged homeowners to get “no parking” signs from one of the board members if they are having a large gathering so that there is parking on one side of the street. Rennie then asked if there were questions.

Q: How do we get this information, about sidewalks and trimming trees that affect walking on the sidewalk, to homeowners who aren't at this meeting?

A: Better communication is needed especially with the magazine gone. President Walt reported that the accounting firm we use will be able to generate a list using everyone's email so that we can send an email blast to members. We were able to get some emails tonight and we will have another chance to get the remaining emails from the dues notice that will be collected in January.

Q: Would it be possible to have a place on our website for questions?

A: It was advised that not everyone looks at the website that often and it would be better to ask a board member and hopefully communication will improve with the addition of the email list.

Q: When do the Christmas lights go up? And where is that in the budget?

A: They will go up in 2-3 weeks depending on weather. It doesn't have a specific line item in the budget and falls under the ground maintenance budget.

Rennie advised the HOA that Chip Cary (Wilderness Ridge Country Club General Manager) could not be present tonight and wanted to pass along that they continue to have supply chain issues that have delayed some of their projects.

There being no further questions the meeting was adjourned

Minutes respectfully submitted by Carolyn Otte

