

Wilderness Ridge Homeowners Association Inc.
Board of Directors

Minutes—April 27,2023

Members present: Rennie Walt, Chuck Greenway, Carolyn Otte, Steve Gealy and Todd Lorenz.

The meeting was called to order by President Walt. He thanked Chuck for hosting the board meeting.

Approval of Minutes It was moved and seconded to approve the minutes from the November 2nd 2022 meeting. Motion passed and the minutes were approved.

Rennie recommended that Todd Lorenz be a director on the HOA Board. The board approved his appointment as a director.

Financials Chuck Greenway presented the financial statements. He reported that the December 31st balance sheet shows a cash balance of \$98,542.11. The net income is \$16,101.40. Both figures were right on target with projections. The March 31st ytd cash on hand was \$221,261.30. And the ytd net income is \$124,769.19. On the profit/loss statement for Jan.—March 2023 shows a total income of \$140,300 which was our dues income. Snow removal for that period was \$4,098.88 and there were various other expenses leaving the ytd net income at \$124,769.19. Chuck also contacted Pinnacle Bank and moved \$100,000.00 from checking to a money market so we could earn more interest on our money.

It was moved and seconded to approve the Treasurer's report. Motion passed and the financial report was approved.

President's Report President Walt advised that the streets have been cleaned and the asphalt crack repairs have been completed. Rennie advised the board that he will be stepping down as president of the board but will remain on as an advisor to help with transition, whenever that time comes. He also advised that with Boyd Smith, who was a board member, moving and Tom Bittner, who was an advisor, no longer serving we will be looking for new people to fill positions. Shannon at Hocking and Schulenberg has continued to compile emails from Wilderness Ridge homeowners and she will continue to do so that we can eventually have a system in place to send mass emails to homeowners. Rennie advised the board that he is changing the insurance policy to a blanket coverage instead of individual listings. The board approved that change.

Chuck Greenway will send an email blast to all homeowners before the summer gets going to remind everyone of the golf cart rules and regulations.

Todd Lorenz did some research on street signs and the board agreed they should be sturdy and look good too. Todd will bring examples to the next board meeting or send an email with examples.

The August 2023 meeting will be at Todd Lorenz's house.

There being no further business the meeting was adjourned.

Minutes Respectfully Submitted by Carolyn Otte