

**Wilderness Ridge Homeowners Association Inc.**  
**Board of Directors**

**Minutes—August 3rd, 2023**

Members present—Rennie Walt, Chuck Greenway, Carolyn Otte, Todd Lorenz, Scott Oehm, Angie Murray, Steve Gealy.

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

**Approval of Minutes**—It was moved and seconded to approve the minutes from the April 27, 2023 board meeting. Motion passed and the minutes were approved.

Rennie welcomed Angie Murray and Scott Oehm.

Rennie advised that he will be resigning at the meeting tonight but will stay on the board in an advisory roll for a few years.

**Financials**—Chuck Greenway presented the financial statements. He reported that the June 30, 2023 balance sheet shows a cash balance of \$192,502.33. The YTD net income is \$96,010.22. We received \$140,950.00 in dues this year. Our total income YTD is \$141,730.00. Our major expenses so far this year are: Accounting, ground maintenance, snow removal and street repairs. We are projected to have a cash balance of \$100,00.00 at the end of the year and we are right on target.

**President's Report**—Rennie moved and it was seconded to add Angie Murray and Scott Oehm to the Wilderness Ridge Homeowners Board of Directors. Scott will be an advisor to the board and Angie will be the treasurer. Motion passed. Steve Gealy regretfully moved to accept Rennie Walt's resignation as President of the board. It was seconded and the motion passed. It was then moved and seconded to accept the nomination of Chuck Greenway to President, Todd Lorenz to Vice-President, Angie Murray to Treasurer, Carolyn Otte will remain Secretary, Steve Gealy would be a Director and Scott Oehm and Rennie Walt will be advisors to the board. Motion passed.

Rennie noted that we have moved from Tailored Landscapes to Lincoln Landscaping to maintain the green spaces.

Rennie listed the duties that will be divided amongst the board members:

- 1) Insurance with American Family. Chuck will contact
- 2) Snow removal—Jerry Barnett, Todd will contact
- 3) Lawn mowing and Christmas lights, Joel at Husker Lawn—Todd will contact
- 4) Fertilizing—Husker Fertilizing—Todd will contact

- 5) Waterfall, entrance lighting, sprinkler system, Tom Cox—business is Touch of Nature—Chuck will contact
- 6) HOA Landscaping, Lincoln Lanscaping—Scott will contact
- 7) Golf cart regulations—Scott will contact

Rennie also distributed to the board members the list of Wilderness Ridge HOA key contacts.

Chuck then shared with the board that we owe a substantial debt of gratitude to Rennie Walt for serving as president of the HOA for 16 years. He developed the HOA from the beginning when the board was formed after the developers handed the reins over to the homeowners. The board is now excited for the new members and thankful for the history and service that Rennie has provided—thank you Rennie!!

Carolyn will contact Wilderness Ridge to check on availability for the annual meeting of the Homeowners in November. She will also distribute an updated board roster.

There being no further business the meeting was adjourned and we will schedule a November board meeting a week prior to the annual meeting.

Minutes respectfully submitted by Carolyn Otte