

Wilderness Ridge Homeowners Association Inc.
Board of Directors

Minutes—October 26th, 2023

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

The meeting was called to order by President Chuck Greenway.

Approval of Minutes—It was moved and seconded to approve the minutes from the August 3rd, 2023 board meeting. Motion passed and the minutes were approved.

Board Motions

President Greenway regretfully made a motion to accept the retirement of Steve Gealy from the board. Motion was seconded and passed. Chuck thanked Steve for all his years of dedication, insight, legal advice and expertise.

President Greenway made a motion to add Scott Oehm as a director on the board. Motion was seconded and passed.

President Greenway made a motion to have Steve Gealy serve as an advisor on the board. Motion was seconded and passed.

President Greenway made a motion to add Bill Mueller as an advisor to the board. Motion was seconded and passed.

President Greenway made a motion to vacate Sean Ngo as an advisor to the board and hire him as the HOA's professional website manager. Motion was seconded and passed.

Annual Meeting Update—Carolyn advised the annual meeting will be in the WR Golf Academy this year due to ongoing clubhouse renovation. WR will furnish golf carts to help transport people from the parking lot to the academy. We will have the same format as previous years with pizza, cookies and a cash bar. Doors will open at 6:30 and meeting will start at 7:00. Chuck advised the board that interim manager Rich Nathan and Tami Nagle will be present at the annual meeting.

Legal—Steve Gealy suggested that we address with the new general manager the possibility of restructuring secondary memberships.

Financial Report—Angie Murray presented the financial statements. The September 30, 2023 balance sheet shows a cash balance of \$163,060.66. The YTD net income is \$66,568.55. Our total YTD income is \$141,892.05. Our total expenses YTD are \$78,078.48. We then discussed the 2024 budget with dues remaining at \$500.00. Chuck advised the board of the additional expense of \$1,020.00 next year for a website manager. It was moved and seconded to incur this expense—motion passed. Chuck then adv. the board he had talked with Tom Athey about tapping into the golf course sprinklers so that we could get water to the grass patches on either side of the Sun Down Crossing mailbox cluster. Chuck made a motion to make this improvement with a cost of \$4,225.00 and include in the 2024 budget. It was

seconded and motion passed. A motion was then made and seconded to accept the 2024 budget with 2 amendments to include: a website manager and the expense of adding sprinklers to the Sun Down Crossing grassy areas. The motion passed and the 2024 budget was accepted. Angie then adv. the board that homeowners will now be able to pay their annual dues via a secure link online. There will not be any fees associated with this if homeowners choose to use a credit card. Chuck made a motion to approve this online payment platform for dues. It was seconded and the motion passed.

Infrastructure—Todd advised he will produce a map of the streets the association controls and when they were resurfaced. He will have this handout available at the annual meeting. Todd then informed us of the research he has done on new street signs. He had pictures of street signs he has looked at and has also been talking with the city about the requirements we have to follow. One of the pictures showed the street name and a logo on the sign. Chuck will check with Wilderness Ridge to make sure they would be fine with this. Todd has received an estimate for new signs that includes \$16,364.00 for the signs and \$15,000.00 for the installation. We discussed that there has been \$25,000.00 in the budget for new street signs that we haven't used. President Greenway made a motion that Todd move forward with the purchase and installation of new street signs with the estimated amount not to exceed \$32,000.00. The motion was seconded and passed. Finally, Chuck moved to approve a third amendment to the budget to increase the 2024 street sign expense from \$25,000.00 to \$32,000.00. Motion was seconded and passed.

Golf Cart Update—Scott Oehm will give a golf cart policies and procedures update at the annual meeting. Presently we have 79 golf carts registered and 61 of those are WR club members. 18 are non-members. He advised that only club members can drive on the course with their golf carts and non club members can only drive on the streets.

Sidewalk Update—Rennie advised the board that Tom Marshall will repair sidewalk segments for \$48.00/square with no minimum per project. Notices were sent to those whose sidewalks were determined to be a tripping hazard.

Lanscaping Updates—Chuck advised the board that Tom Cox and Touch of Nature will be responsible for the 27th street entrance waterfall and all the landscape at that entrance. His estimate for 2024 is \$4,300.00. Lincoln Landscaping will maintain the remaining 6 cul-de-sacs and their estimate for 2024 is \$8,300.00 plus \$7,000.00 for new mulch for the 27th Street entrance and the 6 cul-de-sacs. Chuck then made a motion to accept the list of 2024 vendors that was passed out. The motion was seconded and passed.

Open Discussion—Scott Oehm compiled some fun facts to present at the annual meeting about the present real estate market in Wilderness Ridge. In the last 12 months there have been 9 homes sold and currently there are 3 on the market. The houses that have sold range in price from \$385,000.00-\$1,800,000.00. The houses that sold were on the market for an average of 16 days.

The next board meeting will be April 16th, 2024 at 7:00 at Scott Oehm's house—9819 Hollow Tree Dr.

There being no further business it was moved and seconded to adjourn, motion passed.

Minutes respectfully submitted by Carolyn Otte