

Wilderness Ridge HOA Annual Meeting
November 1,2023

Board of Directors

Those present included: Chuck Greenway-President, Todd Lorenz—Vice-President, Angie Murray—Treasurer, Carolyn Otte—Secretary, Scott Oehm—Director, Bill Mueller—Advisor, Rennie Walt—Advisor, Steve Gealy—Advisor.

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

Chuck Introduced the HOA Board. Chuck then announced the retirement of Rennie Walt and Steve Gealy from the board. Chuck thanked Steve Gealy for all his years of helping with legal items, bylaws, covenants, and establishing a lien filing process—thank you Steve!! Chuck then thanked Rennie Walt for his 16 years of serving as the president of the HOA. Under his leadership we established a street repair process and email-blast system among many other things. He has been a great leader and mentor—thank you Rennie!! Chuck also thanked Connie Walt for helping out the last 16 years.

Chuck introduced Rich Nathan who is serving as the interim General Manager at Wilderness Ridge. He has been in this position for 3 months and he announced that a new GM will be announced soon. Rich gave us his background and advised he will go back into retirement when the new GM starts. Rich then introduced his team to the HOA. He opened the floor to questions.

Q: Will there be a social membership at Wilderness Ridge?

A: There will be one but he doesn't have details yet. It will include access to all facilities at the club except use of the golf course.

There were no further questions for Rich.

Financials—Angie Murray gave the report. She started with the balance sheet. The current cash balance as of September 30 is \$163,060.66. The net income is \$66,568.55. She is projecting our end of year cash balance will be approximately \$147,000.00. Angie then reviewed the 2024 budget and advised the annual dues will remain at \$500. We have 285 lots so the total from the annual dues will be \$142,500.00. Angie then reviewed the major expenses throughout the year. She also advised the members that this year they will have the opportunity to pay their homeowner's dues online without any fees if they pay by credit card. Angie then took questions from the floor.

Q: What was the cost of street resurfacing? And what trees were removed?

A: Cost of street resurfacing was \$100,000 per street section for a total of \$500,000. There were dead trees removed from the Hollow Tree cul-de-sac.

Q: There was a question about the resealing of cracks on the streets.

A: When Cather resurfaced the streets they advised us that there will always be cracks that need to be filled each year to increase the longevity of the streets.

Q: Does the HOA pay for snow removal of the sidewalks on the west side of Whispering Wind? Homeowners have noticed that the stretch of sidewalk doesn't always get snow removed.

A: Chuck advised the homeowner that the association is responsible for the east side by the mailboxes but the west side is the property of the golf course. We will follow up with the golf course and make sure they are aware of this.

Q: Are inflation costs taken into consideration when preparing the budget?

A: Yes, board members contacted the vendors in each area and had them give them an estimate of their costs based on next year's prices.

There were no other questions regarding the financials.

Infrastructure—Todd Lorenz reviewed the street map that was included in the packet. It showed the streets that the association maintains and what years they were resurfaced. The streets in our association are private so therefore we are responsible for all maintenance. Most of the streets had 17 years of life before we resurfaced and with good crack refilling we should expect to get 15-20 years out of the new streets. We will continue to build up reserves so that when the time comes money will be there for resurfacing. Todd then advised homeowners we are getting bids for new street signs throughout the neighborhood. We will need 17 posts and 44 street signs. All signs will be reflective and blue and will follow all regulations put forth by the city and may include a Wilderness Ridge logo. Todd then asked if there were questions.

Q: Why aren't there any speed limit signs in the neighborhood? This homeowner is new to the neighborhood, they have children and everyone that passes their house is speeding.

A: It was advised there hasn't ever been speed limit signs but we will look into the regulations on that.

Q: With the addition of all the apartments on 27th and Rokeby has there been any communication with the city about possible traffic lights?

A: Todd advised there are certain warrants the city looks at to determine if traffic lights are necessary or not. They look at traffic volume, delays and accident occurrences among other factors. This is reviewed annually. Todd also advised that LTU (Lincoln Transportation and Utilities) has a department for this and if individual homeowners have concerns they should contact them and the board will also follow up.

Q: When will the work be done that LES is working on at the 27th and Rokeby entrance?

A: We don't know when they will be done.

Golf Carts—Scott Oehm advised the homeowners that currently we have 79 golf carts registered. 61 of those are registered to people who belong to Wilderness Ridge Country Club. 18 carts are registered by non-club members. Scott reported there have been a few golf cart accidents recently that have occurred on the golf course. He also advised homeowners that all carts are to be driven by licensed drivers only. Carts of non-club members can't be driven on the course. If you have a golf cart and have not registered it yet please contact Scott Oehm to do this. Scott then took questions.

Q: Is there stop signs for golf carts and cars?

A: Yes, but Scott will check with Wilderness Ridge to see if the sign that is visible to cars in the neighborhood could be bigger and placed higher so it's more visible. Homeowners also wondered if there could be painted crossing lanes on the streets that will caution cars that there is a crossing. It would help for people who don't live in the neighborhood to caution them of the golf cart crossing.

President's Update—Chuck talked about the landscaping near the mailbox cluster on Sun Down Crossing. The strips of grass on either side have never had water and don't look very good. Chuck reported that we will incur the expenses to tap into the golf course sprinkler system to water those areas. That work will be done soon and along with that the golf course will be doing some new plantings on the north side of the mailboxes in the spring to fill in where landscaping has died out. Chuck talked about the sidewalks and reported that certain squares of sidewalk have been identified as being tripping hazards and those homeowners were notified. Tom Marshall at Concrete Doctor was contacted and he is giving homeowners the price of \$48/square to mud-jack the concrete. His phone number is 402-314-8609 if anyone would like to contact him for this service. "No Parking" signs were then discussed and Chuck let homeowners know that if they are having a large gathering they should contact one of the board members to pick up some of these signs as it is very difficult to navigate our streets if people are parked on both sides. President Greenway then addressed the new email blast system that we are using. We are still missing approximately 50 emails so we would like to get this updated. There will be another opportunity for people to share their emails when they return their annual dues. Snow stakes will be placed near each residence shortly in anticipation of the first snowfall. He also noted that the website: wildernessridgeHOA.org has a lot of information for anyone who is interested. Chuck then opened it up for questions.

Q: Can we do something about the tall bushes at the 27th Street and Yankee Hill Rd entrances that are too tall as you enter the roundabout and they are impeding vision.

A: Touch of Nature is responsible for the 27th Street roundabout and we will talk with them about a solution for this. We will talk to Wilderness Ridge about the plantings on the Yankee Hill Rd roundabout.

Q: For the "no parking" signs is there a system where they should be placed on even or odd sides of the street?

A: We will revisit this and seek the best solution but in the meantime just make sure if you have a large gathering you place them on one side or the other.

Chuck then reviewed some real estate facts in the Wilderness Ridge neighborhood that Scott Oehm has generated. 9 homes have sold this year. Presently there are 3 on the market. The price range for the homes sold is \$385,000-\$1.8 million with \$867,000 being the average. The average number of days a house is on the market is 16 days and the quickest sale was 3 days.

President Greenway then proposed the slate of Board of Directors for the 2024 HOA board. It was moved and seconded to approve this slate. Discussion: a homeowner asked if there was a process to be nominated to the board and asked how it has been done in years past. President Greenway noted that from the beginning a slate is presented and then voted on by acclamation. This homeowner would like to see more transparency in the board slating process. It was then recommended to approve the slate and discussion be closed. The motion passed to approve the slate that was presented: Chuck Greenway—President, Todd Lorenz—Vice-President, Angie Murray—Treasurer, Carolyn Otte—Secretary, Scott Oehm—Director, Bill Mueller—Advisor, Rennie Walt—Advisor, and Steve Gealy—Advisor.

President Greenway then adjourned the meeting.

Respectfully submitted by Carolyn Otte