

Wilderness Ridge Homeowners Association Inc
Board of Directors Meeting

Minutes—April 16,2024

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

Special guests—Tami Nagle—membership director at Wilderness Ridge, Gene Parks—Wilderness Ridge homeowner.

The meeting was called to order by President Chuck Greenway.

Approval of Minutes—It was moved and seconded to approve the minutes of the board meeting held on 10/26/24 and the minutes of the annual meeting of the HOA held on 11/1/2024. Motion passed and the minutes were approved.

Tami Nagle advised the board about happenings at Wilderness Ridge. We discussed better signage for golf carts and car traffic on the golf course and on the streets where there is a golf cart crossing. Tom Athey's team will help install new signs. We will share costs with Wilderness Ridge for the signs that will be visible for cars and Wilderness Ridge will be responsible for new stop signs for golf carts as they near street intersections. There will now be a starter on the #1 tee and they will help monitor golf carts. Emily Quinn will be in charge of golf cart monitoring. Golf cart rules are standardized for members and homeowners. A driver of a golf cart must be 16 years old to drive a cart. It was suggested that we send the golf cart rules out in a homeowner email blast so that everyone is aware of the regulations. Tami also reported that there will now be a requirement that each cart has a GPS starting in 2025. If golf cart owners have the GPS installed in 2024 there will be no charge but if they wait until 2025 there will be a \$60.00 charge. The GPS will be used to monitor golf cart usage on the course and will turn off when they leave the course. If a homeowner, who has a golf cart, is a member of WR they should register their cart in the golf shop. If the homeowner is not a WR member they should register their golf cart with Scott Oehm. Tami also reported that the tennis courts and pickleball courts will be painted on Monday: 1 court will be lined for tennis, 1 court will be lined for pickleball and the 3rd court will be a hybrid with lines for both racquet sports. Members will register for court time on the Foretees app. Social memberships started in January and there will be a new WR racquets membership. This membership will include: the use of the courts, the fitness center and the members-only bar and grill. The question was asked of Tami if there has been any discussion about a dual membership. She answered that it is not available at this time but she will discuss it with Chris.

Financial Report—Angie Murray presented the financial statements. The March 31, 2024 balance sheet shows a cash balance of \$257,264.51. Our YTD income is \$140,350.00 and our YTD expenses are \$26,607.74. Angie reported that some of our cash is in a CD at Pinnacle bank and is earning 5% interest. Angie addressed the Federal Corporate Transparency Act

which will now be in effect. We, as a board, will have to give beneficial ownership information that includes name, address, birthdate and passport number. If there is a board member change the new board member needs to give their information within 30 days. Hocking and Schulenberg LLC has not decided if they want to do the filing for us and there is a concern about personal information being out there. We need to decide on how we will manage the process of uploading and updating information. Angie will give us an update at the next board meeting.

Annual Meeting 2024—Carolyn reported that as of right now the annual meeting is set for Tuesday November 12, 2024 in the Yellowstone room at WR. In discussion the board decided we would like to change that to Wednesday November 13, 2024. Carolyn will check with Tristan at WR to see if that change can be made.

Infrastructure—Todd Lorenz advised the board that he met with the street maintenance company and they drove the WR streets and they gave us an estimate of \$16,411.75 to fill cracks as well as 3 areas that need old asphalt dug out and replaced. We were advised the process will take 2 days and will be done at the end of April. It was suggested this information should be sent out in an email to homeowners.

Golf Cart update—Scott Oehm reported that the fountain at the 27th street entrance is up and running. The spring clean up and mulch has been spread. There is a tire rut that will require some new sod. There will be bi-monthly maintenance occurring on the landscaped areas. WR golf club is going to be cracking down on having multiple cars on 1 hole so that 4 carts won't be on a hole at one time. Scott also reported that the mailbox clusters that were vandalized are now in and homeowners have been issued keys. There was some discussion about the color change from the previous mailbox cluster but it was decided they look fine. Scott did report that he had some conversations with the police about the vandalism and they reported finding mail in a ditch and it looked like the vandals were looking for outgoing checks.

Legal—Bill Mueller had no report

President's Report—Chuck introduced Gene Parks, a WR homeowner and Gene shared a little about himself and his wife. At the annual meeting Chuck mentioned that it was brought to his attention that some homeowners have noticed that certain sidewalks are not being cleared when there is snow. Chuck talked with Barnett and reviewed with him the sidewalks that need to be cleared. Scott advised that the Sun Down Crossing mailbox cluster sidewalk was never cleared this winter. Chuck will let them know and any homeowner who sees an area that needs to be cleared should let the board know. The new sprinklers will be operational this spring and there will be new landscape near the Sun Down Crossing mailbox cluster. Chuck has received a few emails from homeowners who want to put up fences, 1 because of dogs and another because of kids. Chuck made the homeowners aware of the covenants that restrict fences unless there is a pool. The homeowners were fine once they were made aware of the covenant. Chuck reported that there will be an email blast in late April with spring reminders, golf cart usage and any other info the board would like to include.

Old Business—Todd reported on the street sign update. Todd showed the board a replica of the new street sign. All signs will be the same size and will have the street name as well as the WR logo on them. The cost for the signs and labor is estimated at \$33,701.79. The labor will take approximately 3 days. This includes the removal of the old signs and placing the new ones. We will talk to the Stone Creek Association to see if they would like their sign to be consistent with the rest of WR. We will purchase the materials and they will be stored off-site. It was moved to finalize the street sign project with an adjusted price not to exceed \$34,000.00. It was seconded and the motion passed.

New Business—Bill Mueller reported on a bylaw amendment. Bill advised that we need to change Article 3, section 3. It presently says that the annual meeting is the 2nd Tuesday in February and we will change it to say: "the annual meeting shall be held in November". Article 2 of the bylaws also presently says that the HOA office is Tom Schleich's office and it was suggested we change the address of the principal office of the HOA to Hocking and Schulenberg's office. It was noted that we will vote on these 2 changes to the bylaws at the next board meeting.

Election process—Chuck gave a history of the process. The WR HOA began in 2007 when the developer turned it over to the HOA. The board began with 5 directors. Also over the years we have added advisors that are appointed by the board. They attend the meetings and have served to be a transition when a director retires which allows a smooth transition with a chain of knowledge about the HOA. It was decided that we need to address the transparency of the process. Bill M. addressed the fact that we need to let homeowners know the process. It was decided that we should let homeowners know who is running for a board position and if a homeowner wants to run let them know the process. If there are more running than positions available we should vote prior to the annual meeting. Bill and Chuck will formalize language and report at the summer board meeting.

Chuck discussed the golf cart signage that was addressed at the annual meeting. There is also an ongoing speeding issue. Chuck used the services of All Roads Barricades, Inc. to do an aerial view of the neighborhood and the golf cart crossings as well as the entry intersections. Chuck showed signs that are in place at Firethorn that show speed limit as well as show a golf cart sign that alerts drivers that they are entering a golf cart community. Chuck expressed an interest in new signage to protect ourselves, reduce speeds but protect the ambiance of our neighborhood. We have 8 golf cart crossings and the 18" x 18" sign seems like a reasonable size. The total cost of the signs and posts would be \$1,283.00 and the HOA will buy the signs and WR will provide the labor and install the signs. It was moved and seconded to install 8 new golf cart crossing signs and posts not to exceed \$1,300.00. Motion passed. Chuck then advised we have 3 neighborhood entry points and the consensus of the group was to have a sign at each entry that would include the speed limit as well as a sign with a golf cart on it. Chuck would like 3 people to work on the placement of the new signs. It was decided that Chuck, Todd and Rennie will work on this. It was moved and seconded to install 3 signs at the Wilderness Ridge entry points that would have a 25 MPH sign as well as a golf cart sign. The speed limit sign

would be 18" x 24" and the golf cart sign would be 18" x 18". The estimated cost for installation for the 3 speed limit/golf cart signs is \$550.00. Motion passed.

Landscape at the 27th entrance was discussed due to the new LES box that has been placed. Chuck met with LES to ask what our options would be to landscape around the box. LES advised us they would lay sod in the area at a cost of \$1,700.00. It was noted that if we decide to landscape the area LES will give us the \$1,700.00 that we could put towards landscaping and irrigating the area. Chuck has received a proposal for \$2,800.00 in additional funds needed to complete this project. It was moved and seconded to accept the landscape proposal and put the \$1,700.00 from LES toward the project to mask the LES box and the HOA expenses will not exceed \$3,000.00 for the project. Motion passed.

Angie reviewed the accounts receivable that is now \$3,658.60.

Open Discussion—The next meeting of the HOA board was set for August 6, 2024 at 7:00 p.m. at Carolyn Otte's home. Rennie will work on finding a date for a board golf outing. It was moved and seconded to adjourn. Motion passed.

Respectfully submitted,

Carolyn Otte