

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

**Minutes—August 6,2024**

Members present—Chuck Greenway, Angie Murray, Carolyn Otte, Scott Oehm, Todd Lorenz, Rennie Walt, Steve Gealy, Bill Mueller, Gene Parks

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 April 16, 2024. The motion passed and the minutes were approved.

**Financial Report**—Angie Murray presented the financial statements. The July 31, 2024 balance sheet shows a cash balance of \$192,591.43. Our YTD income is \$140,900.00 and our YTD expenses are \$93,317.79. Angie then gave us an update to the Federal Corporate Transparency Act. There are still many questions to be answered but it appears it will still be a requirement to give beneficial ownership information by January 1st 2025. As of right now at least one state has found this unconstitutional. Angie will continue to update us on this and we will discuss it at the October board meeting.

**Annual Meeting**—Carolyn Otte reported that the annual meeting of the Wilderness Ridge Homeowners Association will be Wednesday November 13th 2024 in the Yellowstone Room at Wilderness Ridge.

**Infrastructure**—Todd Lorenz reported that all the new street signs are in. He did advise the board that the city will require that we remove the one at 27th and Whispering Wind and replace it with the city's sign. The sign at 27th and Yankee Hill had not been replaced yet so will remain the original city sign. Todd reported we have 3 left over posts and he will try to recoup the cost. Chuck had a conversation with Rich Nathan at Wilderness Ridge about the possibility of WR using the posts and signs for a few of the interior streets near the club. That conversation will continue. It was unanimous that the street signs look great and many thanks to Todd for his time and energy on this project. There have been comments about cracks in the streets. Generally that is done in the spring but they were behind and said they would defer to the fall when it is not so hot. A conversation was had with Paul Lovell about whether they would repair individual homeowners driveways where there are cracks as the driveway meets the street. He said they would do it for \$2/foot and it would be the homeowners responsibility to pay for the repairs. Rennie, Chuck and Todd marked the 16 locations where the golf cart crossing signs and the 3 entry points (Rokeby, 27th and Yankee Hill) where the speed limit/golf cart signs will be placed. The holes have been dug and the signs will be installed soon.

**Golf Cart Update**—Scott Oehm reported that there have been 12 houses that have had turnover this year so there are new neighbors and new golf carts. A WR member should contact the pro shop if they have a golf cart to register. Mike Schuhart and Rich Nathan are taking the

lead on this at WR. As of right now there are approximately 87 carts. Lincoln Landscaping has been doing berm maintenance on a bi-monthly basis. Hollow Tree Court has had some issues with large trucks leaving large ruts in the landscaping. It was advised that Lincoln Landscaping will move some of the existing large boulders to help deter trucks from driving on the grass. They have advised Scott they will do this free of charge. Once the boulders have been moved they will repair the ruts. It was mentioned that one of the light poles on the Thornwood cul-de-sac doesn't work. A homeowner wanted to know why it wasn't working and/or why it wasn't fixed when the light pole by the mailbox cluster was replaced. Todd will follow up with the neighbor and also follow up to see if the light can be repaired and a new bulb placed.

**Legal**—Bill Mueller reported there is nothing new as of this time.

**Insurance update**—Rennie Walt reviewed the HOA insurance coverage. Our property insurance covers light poles, Christmas lights, landscaping lights and waterfall equipment. We have a \$1,000.00 deductible on our property coverage and our total limit is \$185,000.00 We also have general liability coverage which is bodily injury and property damage coverage with \$1 million limit and directors and officers liability coverage for the board. Currently our premium is \$2,600.00/year and after reviewing the coverage, he believes and the board agreed it is adequate for the HOA. Also, the coverage is with American Family Insurance Company.

**President's Report**—Chuck Greenway reported the LES box landscape project is completed. He asked if we wanted some existing boulders moved to finalize the project at a cost of \$280.00. The board decided that would be great. Chuck also gave an update on the waterfall. It is 22 years old and has had many ongoing problems. In the last month they've replaced piping but there continues to be some leakage and they're not sure where the leak is coming from. The pump is fine. Chuck will keep us posted on the waterfall issues. Chuck reported that an email blast was sent prior to the 4th of July advising homeowners to not light off fireworks on the course. Unfortunately not everyone abided by this and hopefully it won't happen next year. An apology was sent to homeowners from WR about the fireworks display that occurred during the member/guest golf tournament that they didn't alert homeowners that it was going to occur.

## **Old Business**

**Golf Outing**—Rennie reported that we would like to schedule a board golf outing. It was determined that Wednesday August 28th at 12:00 would work for everyone. Rennie will check if there are tee times available.

**Board of Directors Election Process**—Chuck and Bill reviewed the Wilderness Ridge HOA Board of Directors Structure and Election Process with the board. It was determined as a board that we would like more transparency with the election process. Bill and Chuck determined that 3 non-board members would make up an Election Committee. All present board members must let the committee know if they wish to continue as a director. If another WR homeowner decides they would like to put their name up for the board they would also let this committee know. There is also a possibility to nominate people from the floor at the annual meeting. If more

people are on the slate than the current board of directors an election would be conducted at the annual meeting and this will be run by the election committee. Bill and Chuck will finalize the wording on this process and it will be included in the WR HOA rules. The election committee will be decided at the next board meeting. It was moved and seconded to approve the WR HOA Board of Directors Structure and Election Process as presented. Motion carried.

**Bylaw Amendments**—Bill and Chuck have reviewed some of the outdated bylaws. Article III Section 3 will be changed to say the “date of the annual meeting will occur in the month of November”. It was moved and seconded to amend that bylaw. Motion carried. Article II will now state that the home office of the WR HOA will be the office of Hocking and Schulenberg. It was moved and seconded to make this amendment to the bylaws. Motion carried. Bill and Carolyn will manage the process of changing the bylaws in writing.

### **New Business**

**Resident Property Improvement Committee**—It was decided that there would be a committee made up of Chuck, Scott, Bill and Todd that would review requests made by homeowners for improvements. This committee will review all requests and if in their judgment the improvements meet our covenant requirements, the committee is authorized to approve the requests. If the committee is unsure of those plans being in compliance, those requests would then be sent to the board for final determination. It was moved and seconded to form a Resident Property Improvement Committee. Motion carried.

**Bank Account Signers**—Chuck reported that we would like to have 3 signers on the bank account. Currently Angie and Chuck are signers. It was moved and seconded to add Todd Lorenz as a signer on the Pinnacle Bank account. Motion carried. It was also noted by Angie that we would like to authorize Shannon at Hocking and Schulenberg to have “read only” online access to our bank account at Pinnacle. It was moved and seconded to give Shannon this access. Motion passed.

**Potential Tree Trim Project**—Todd advised the board that some neighbors have shown interest in having trees trimmed on the sidewalk side as well as the street side. The board gave Todd the go ahead to get bids for this tree trimming service. We will include in an email blast information about the tree trimming and if homeowners don't wish to participate in this project they don't need to.

**Potential Sidewalk Repair Campaign**—Gene Parks will take the lead on this. As in the past he will identify the addresses of homeowners where there is a sidewalk that needs repair. The Concrete Doctor will repair the squares of sidewalk for \$48.00/square if we have at least 20 or more residents that commit to the repairs. This cost is normally over \$100 for a one trip charge for one resident. The homeowner will be responsible for the repairs.

**Open Discussion**—There is none at this time.

**Next board meeting**—It was decided that the next board meeting will be October 24th 2024 at Todd Lorenz's home.

It was moved and seconded to adjourn the meeting. Motion passed.

Respectfully submitted,

Carolyn Otte