

Wilderness Ridge Homeowners Association Inc
Board of Directors Meeting

Minutes—October 24, 2024

Members present—Chuck Greenway, Angie Murray, Carolyn Otte, Scott Oehm, Todd Lorenz, 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 August 6, 2024. The motion passed and the minutes were approved.

Financial Report—Treasurer Angie Murray presented the financial statements. The September 30, 2024 balance sheet shows a cash balance of \$180,504.68. Our YTD income is \$140,900.00 and our YTD expenses are \$108,027.30. It was noted that there was a “ground maintenance” charge of \$1,917.04 for August that included the area around the new LES box. There was a \$2,822.23 charge in August under “repairs/maintenance” that covered some of the waterfall leak. Our YTD net income is \$37,163.53. Angie then reviewed the 2025 budget. She noted that dues would remain at \$500.00 so our projected total income for 2025 will be \$142,500.00. Angie included 4 bullet points in her 2025 budget: 1) Ground Maintenance will be \$21,500.00, 2) Repairs/Maintenance will be increased due to the waterfall maintenance. 3) Street Repairs/Cleaning will increase to \$27,600.00. 4) Cash balance is projected to be approximately \$180,800.00 on 12/31/25. 5) It was noted that all phases of the 5 year street resurfacing project were completed in spring 2022 and we will now begin to replenish those reserves for future street resurfacing. It was moved and seconded to approve the 2025 budget with annual dues remaining at \$500.00. The motion carried.

Annual Meeting—Carolyn Otte reported that the annual meeting will be held in the Yellowstone room at Wilderness Ridge on Wednesday November 13, 2024. There will be appetizer pizzas served at 6:30 along with a cash bar and cookies. The meeting will begin at 7:00. Rich Nathan will be present to answer any questions homeowners might have. He has also invited any WR employee that would like to attend to please do so. It was also noted that Rich Nathan has agreed to donate a gift card for the WR restaurant and we will have a drawing during the annual meeting. Signs will go up advertising the annual meeting a week before the event. It was also noted that Tom Athy will be retiring and we will acknowledge that at the annual meeting thanking him for his service.

Infrastructure—Todd Lorenz advised us that the street crack sealing will start next week. We will have Shannon or someone in their office send an email alerting homeowners of this. There will also be some repairs where certain areas of some streets have sunken areas. WR has sent us a check to reimburse us for some of the street signs that we could not use and they will use them on some of their private streets around the club. In the area of tree trimming Todd will get some quotes for that and he will get quotes for just the street side of trees and also for the

sidewalk side and we can then decide the costs we want to incur. It was also noted that people can opt out of the tree trimming if they so choose. Todd will also have Sentry Electric check the lamppost on Thornwood to see if it has electricity running to it and if so if a bulb needs to be replaced.

Golf Cart Update—Scott Oehm reported it has been relatively quiet. There have been a few underage drivers reported and the situation handled. He reported that there have been 4 new carts registered. Scott also reported that there are still some full memberships available at WR. There are still some missing “stop” signs on the golf cart paths so Scott will follow up with WR about that. No new landscaping issues and we will use Lincoln Landscaping again in 2025. We discussed the brown grass and landscape by the Sundown Crossing mailbox cluster. Scott will ask WR if they could water that area more.

Legal—Bill Mueller and Steve Gealy reviewed the sidewalk covenant and what authority or obligation do we as a board have to get the sidewalks repaired. Attorney DaNay Kalkowski has reviewed the covenants and it is her opinion that the sidewalks are the responsibility of the homeowner. After discussion we concluded that the Association will continue doing sidewalk inspections each year and notify homeowners if they have areas that need to be repaired. The Association will continue to make arrangements with the Concrete Doctor to offer a discount to homeowners who choose to hire them to repair their sidewalk. Gene Parks reported that there were 96 homeowners that were identified this year for sidewalk repairs and there will be an estimated 250 concrete slabs repaired. Gene has agreed to evaluate the sidewalks again next year. Gene will report at the annual meeting about the recent sidewalk repairs.

President’s Report—Chuck Greenway reported about the many waterfall and roundabout expenses this year. Recently there have been expenses of \$6,660.00 and \$2,300.00. This is the most we have spent in a very long time. These expenses were due to having to troubleshoot and find a leak in the waterfall and a valve box for the roundabout. Once the leak was found they installed upgraded piping and hopefully the leak is fixed and the waterfall will function well for a while. We also had a car that accidentally went into the waterfall so we had to clean up the oil and antifreeze and the owner’s insurance will reimburse for this, which is in process. At the last meeting we approved a “Resident Property Improvement Committee” and at this time they have not had any requests. Chuck noted that we now have 3 signers on the bank account at Pinnacle—Chuck, Angie and Todd.

New Business—It was moved and seconded that we approve the newly formed “election committee” that will consist of 3 Wilderness Ridge Homeowners. They are Barry Kennedy, Mike Hybl and Amie Martinez. Motion carried. It was noted that the formation of this committee will aid in the integrity and transparency of the board election process. The board structure and election process is now posted on the website and was sent out to homeowners. At the annual meeting if there have not been any homeowners who submitted their names for election and if there is no one at the annual meeting that submits their name we will then vote by acclamation. If names have been submitted in addition to the 5 names already slated we will have an election carried out by the election committee.

We reviewed the 2024 Vendors for Wilderness Ridge Homeowner board operations. It was moved and seconded to adopt this list of vendors for 2025. Motion carried.

Next Board meeting—It was decided that the next board meeting will be Wednesday April 9, 2025 at Carolyn Otte's house.

It was moved and seconded to adjourn. Motion carried.

Respectfully submitted,

Carolyn Otte