

**Wilderness Ridge HOA Annual Meeting**  
**November 13,2024**

**Board of Directors**

Those present included: Chuck Greenway—President, Todd Lorenz—Vice-President, Angie Murray—Treasurer, Carolyn Otte—Secretary, Scott Oehm—Director, Gene Parks—Advisor.

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

President Greenway introduced the WR HOA board of directors as well as the Election Committee members: Barry Kennedy, Mike Hybl and Amie Martinez.

President Greenway then introduced interim Wilderness Ridge general manager Rich Nathan. Rich then introduced his team, many of them were present at the meeting. Rich shared with the homeowners that they now have a social membership due to the interest from the homeowners. Currently there are 40 social memberships. Tami Nagle, director of membership, reminded homeowners that this new social membership includes the aquatics center, tennis/pickleball, the members-only dining and the fitness center. The cost of this membership is \$5,000.00 initiation fee and \$245.00/month. It was noted that Wilderness Ridge Country Club helped our homeowners association with the cost and labor of the new golf cart signs. They have also provided the gift card to the restaurant that was given away at the end of the evening.

Comment from a homeowner—shout out to the golf course maintenance crew for removing leaves and remarks about how well the course looks. Also many comments about the new golf cart and street signs. There was a comment from a homeowner about people driving the wrong way in the roundabout on the Yankee Hill entrance. Rich will look into the signage around there and see if it can be improved on. There was a question about the replacement for retiring director of grounds: Tom Athy. Rich advised us that an announcement will be made soon. With no further questions we thanked Rich Nathan for his partnership with the HOA.

**Financials—**Treasurer Angie Murray gave the report. She started with the balance sheet. Currently we have a cash balance of \$165,534.98 which includes monies in the checking account, a money market and a CD. Currently our net income is \$22,743.83. Our total income for the year has been \$141,450.00. Our major expenses this year have been for ground maintenance-\$23,299.16, repairs and maintenance, particularly for the waterfall-\$19,080.46 and street repair and signage-\$32,541.10. Our total expenses for the year as of 10/31/24 are \$123,300.17. We have interest income of \$4,594.00. Currently our net income is \$22,743.83 and Treasurer Murray projects by year end we will break even. She then reviewed the budget for 2025. She advised the homeowners that dues will remain at \$500.00 and it was noted that the dues go towards maintenance of the common areas, the waterfall and grounds on the 27th street entrance. Our dues are used to engage our various vendors for the maintenance required. In the budget for 2025 we have budgeted expenses of \$122,700.00, interest income of

\$5,000.00 and our budgeted surplus is \$24,800.00. This surplus will then go back into the account to start building the reserves for the next street repaving projects. Treasurer Murray advised the homeowners that there will be an online payment option again this year for dues.

**Infrastructure**—Vice-President Todd Lorenz addressed the street paving we have done since 2017. Todd explained that our streets are private so therefore we are responsible for their maintenance not the city. It is projected that the street paving projects will occur every 15-18 years and in the interim we do crack sealing to maintain the streets. A week ago crews came through and they will complete this project soon. The homeowners gave a “shout out” to Todd Lorenz for the new street signs—everyone agrees they look great!

Question: Are we holding enough money for street paving?

Answer: President Greenway advised that the board agrees at the present time our dues are adequate but we will continue to monitor.

It was noted that we are currently operating with dues. We have not needed to dip into reserves or the \$100,000.00 CD this year and we don't anticipate doing that next year either. Our goal is to not have loans or assessments.

**Landscaping and Golf Carts**—Director Scott Oehm advised homeowners that we installed sprinkler heads by the Sun Down Crossing mailbox cluster and the golf course landscaped the area. LES now has an electrical box at the 27th street entrance so we have landscaped around that. We moved some boulders in some areas to prevent big trucks from driving on berm areas and causing ruts. Scott advised we do maintenance 2x/month on the common areas from April-October. We also do mulching projects every other year. Scott reminded homeowners that if they have a golf cart they need to register with him if they are not a member of WR Country Club and they should register their cart with Tami Nagle if they are a member of the Club. Also, Scott reminded homeowners that you must be at least 16 and have a driver's license to operate a golf cart.

Q: Some of the landscaping on the 27th street entrance is too high making it difficult to see cars when entering the roundabout

A: Scott will check with the landscape maintenance crew about this.

Q: There was a question about could we get some landscaping on the south side of the Sun Down Crossing mailbox? Also noted about the look of the portapotty.

A: The board will address this and see if there is anything we can do. We will check with WR and collaborate. It was also noted we could maybe reposition the portapotty.

Q: Is it possible to have a turnaround by the mailbox cluster at Sun Down Crossing?

A: President Greenway advised that studies have been done before and the sidewalk was the issue. We will readdress this as a board.

Director Scott Oehm then gave facts about the real estate market in 2024 at Wilderness Ridge. 10 Houses have been sold. The average amount of time on the market is 26 days. Currently there are 4 houses for sale. The price range for sold houses this year was \$570K to \$1million.

**President's Report**—President Greenway shared that he appreciates the board team and all the work they do. He reminded homeowners that the orange stakes have been placed to help guide the snow plows during snow removal. If during the season any are lost or damaged there are extras and please contact a board member if you need a replacement. President Greenway addressed the use of “no parking” signs. Please ask a board member for signs if you are having a large party so that guests only park on one side of the street allowing passage of cars. He also reminded people that this is especially important if an emergency vehicle has to get through and there is no room, they will go on lawns etc. Also advised if you are having construction done to remind those working on your house to park on one side or make sure they are staggered.

President Greenway encouraged people to visit our WR HOA website. It includes all our covenants, minutes, by-laws and financials. This has now been turned over to a private company. We have recently reviewed our by-laws. Advisor Bill Mueller made 2 small revisions. Our annual meeting month is now November and not February and our corporate address is now the Hocking and Schulenberg address. President Greenway then addressed the sidewalk repair campaign. A big thank you to Advisor Gene Parks for identifying the sidewalk slabs that needed to be mud-jacked or repaired. The cost was \$48.00 per slab based on a negotiated HOA volume discount vs. \$400.00 for a single job. 50 homeowners participated this year and we will do this again next year.

Q: If someone is injured while walking on a sidewalk in front of a WR home that hasn't been repaired is that the fault of the homeowner?

A: The homeowner owns their sidewalk so therefore they are responsible. President Greenway advised that the HOA was responsible for repairing 84 slabs (in commons areas) out of the 400 total that were repaired.

Q: Is it a fact that all trash, recycle and yard waste cans are to be hidden?

A: Yes, they should be in homeowner's garages or hidden from view.

Q: What is done if a homeowner isn't complying with covenants?

A: The HOA has the authority to enforce but we hope that most is common sense and courtesy.

A comment was made that people appreciated the signage reminding homeowners of the annual meeting, they appreciate the job the board of directors is doing, they appreciate the “dead end” signage, the golf cart signs are great and thank you for keeping the tree lights on into February.

**Election of 2025 Board of Directors**—President Greenway advised the homeowners that we now have an election committee in place to aid in the election process. By November 3rd, 2024 a homeowner must give notice to the election committee of their interest in running for the

board. Election committee member Amie Martinez certified that presently there are 5 nominees for the 2025 HOA board of directors: Chuck Greenway, Todd Lorenz, Angie Murray, Scott Oehm and Carolyn Otte. No other nominations were received from the floor. We then had a vote by acclamation to have those 5 appointed to the board for 2025 as well as Bill Mueller, Gene Parks, Steve Gealy and Rennie Walt serve as advisors to the board. The “ayes” have it and the election is complete.

There being no further questions the meeting was adjourned.

Respectfully submitted,

Carolyn Otte