

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

**Minutes—August 13, 2025**

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

**Approval of Minutes—**It was moved and seconded to approve the minutes of the board meeting held 4/16/25. The motion passed and the minutes were approved.

**Financial Report—**Treasurer Angie Murray reviewed the financials. The balance sheet shows a cash balance of \$200,781.47. This includes money from the checking account, the money market account and the CD at Pinnacle Bank. Our total income for the year is \$142,666.60. Angie reviewed some of the expenses for the year including: \$30,795.88 for ground maintenance, \$2,938.60 for insurance, \$4,189.00 for our cost/share agreement with WR for repair of water leak, and \$650.00 for street repairs. Our total expenses so far this year are \$73,226.36. We have a net income of \$70,579.50. Angie advised the board that Auto-Owners is now our insurance company. We also discussed the projected life of our streets and at what point they will need to be resurfaced. We want to make sure there is enough money to cover the costs when that day comes. Angie will work on projections and report back based on information from Todd.

**Secretary Report—**We discussed the annual meeting and what date might work the best to have a great turnout. Currently we have set November 12, 2025 for the annual meeting but there is a conflict with a Nebraska women's basketball game. Carolyn asked the board for suggestions and if available we will switch the annual meeting date to Tuesday, November 18th at Wilderness Ridge in the Yellowstone Room.

**Infrastructure—**Todd reported that street crack filling will happen this fall when it cools down. There are no special projects at this time. Todd is anticipating the beginning of street resurfacing will happen in 2032. We again talked about the timeline and making sure our dues will cover that by 2032. Todd and Angie will work on the financials and logistics of this. Scott mentioned that it would be nice when we do resurface that we add an extra area of asphalt on the south side of the Sun Down Crossing mailbox cluster so that cars can turn around or pull off. Currently there are many ruts from cars stopping at that mailbox cluster. It was noted that the property south of the street is golf course property.

**Golf cart/landscaping—**Scott advised the board that Tami Nagle has sent Scott a list of WR new members and any new golf carts. There are a total of 106 carts now. We reviewed that any WR homeowner that has a golf cart must have it registered and that would be good info to have in an email blast. Tami also has all the waivers. Scott reported that recently there haven't been

any violations with golf carts. On the subject of landscaping there is a new Aspen tree on Wilfire Cr that is replacing an old tree. There will be some new sod placed in dead areas.

**President's Report**—Chuck advised that the irrigation leak near Hollow Tree Place has now been repaired and the cost/share partnership with WR worked out well. There have been some covenant violations during the last few months that have been addressed and resolved. The Resident Improvement Committee members, comprised of Bill, Todd, Scott and Chuck, recently approved a garage addition at 8921 Whispering Wind. The board appreciates WR homeowners notifying them when they see an area of concern or if a homeowner is doing repairs or improvements like the addition of pools, new decks etc. Gene again headed up the 2025 sidewalk campaign. There were 44 residences identified that need their sidewalks mudjacked. Of that, 17 residents responded to have repairs completed. Additionally, 15 other homeowners have requested work to be done for a total of 32 WR residents participating in the 2025 Sidewalk Repair Campaign. Chuck then updated us on the Election Committee. This year we will again approve a committee that will monitor the election of officers for the WR HOA which will take place at the annual meeting in November. A notice will go out 30 days prior to the meeting. The notice will indicate the board members that would like to be reelected and advise people if they would like to submit their name to the Election Committee for consideration, that is also an option available. We discussed the possibility of making the board members serve staggered terms. This would require board action so Bill and Steve will look at our bylaws and report back at our October board meeting about the process involved in changing board member's length of term.

**Old Business**—None to report

**New Business**—New Residents and Welcoming—We decided that we would like to track new members, send them a welcome letter as well as important information about the WR neighborhood. Carolyn will come up with a letter and will handle the welcoming of new neighbors.

Golf Outing—Rennie will schedule the board golf outing. We will do this on September 10th and Rennie will make the arrangements.

Covenant Review and Clarification—We have a letter from our attorney, DaNay Kalkowski, that outlines and clarifies that each homeowner's sidewalks are their responsibility and not the responsibility of the WR HOA.

Golf Cart Rules Ratification—Chuck and Steve advised they have made an addition and amendment to the golf cart regulations. They added a statement that says "passengers must remain seated while the cart is moving and should not stand, lean or hang off the cart" and amend a statement to include "It is recommended that" any golf cart operated on the streets of the Wilderness Ridge subdivision and occupied by any child under the age of 10 shall be equipped with seat belts and such child shall be properly secured in his or her seat through the appropriate use of such seat belt. This is now updated on the website. Chuck made a motion

that we ratify the addition and amendment to the golf cart regulations that was posted on the website on 7/7/25. It was seconded and the motion passed.

Electric scooters on HOA streets—Chuck advised the board that there have been some complaints about the use of electric scooters on the streets. The board is considering adopting some sort of rules and/or guidance concerning the use of electric scooters as it pertains to speed, lane they drive in, use of helmets etc. We wondered if there is any type of city ordinance or state statute that pertains to this issue. As a board we are concerned because of our narrow streets and sharing the road with cars and golf carts. Steve and Bill will do some research and report back to the board in October and we can then decide to proceed with an email blast and/or any regulations.

WR HOA/Boulders HOA Commons Areas—When Todd was working on the new street signs and speed limit/golf cart signs it was discovered that there is a parcel (east half of Outlot C, Wilderness Ridge 11th Addition) that the Boulders HOA has been maintaining that is actually property of WR HOA. It has been determined that we should develop a maintenance agreement where WR HOA continues to own this parcel and the Boulders HOA continues to maintain it. There was a motion we draft a maintenance agreement in principal to present to the Boulders HOA. Our attorney, DaNay Kalkowski, will draft this agreement. It was seconded and the motion passed. Chuck will keep the board advised of the progress.

Lots 1 and 2 WR 15th addition—It was discovered that these 2 lots have not previously been assessed nor paying annual association dues. The Board has asked DaNay to research titles and confirm that these properties are part of the WR Association. If confirmed, the Board will communicate with the owners of these 2 properties to discuss the findings and begin assessment of annual dues.

**Open Discussion—**Reviewed information to put in an email blast to homeowners and included in that should be the new total of golf carts.

**Next Board Meeting—**the next board meeting will be Wednesday, October 15th at 7:00 p.m. at Scott Oehm's house.

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

Respectfully submitted,

Carolyn Otte

