

Wilderness Ridge HOA Annual Meeting
November 18, 2025

Board of Directors

The annual meeting of the Wilderness Ridge HOA was called to order by President Chuck Greenway. He then introduced the board of directors—Todd Lorenz—vice-president, Angie Murray—treasurer, Carolyn Otte—secretary, Scott Oehm—director, Bill Mueller—advisor, Steve Gealy—advisor, Rennie Walt—advisor and Gene Parks—advisor who was not in attendance. President Greenway also introduced the Election Committee members: Amie Martinez, John Munn and Mike Hybl. He also introduced the General Manager of WRCC Drew VanErt. Drew emphasized how much he appreciates having a good working relationship with the WR HOA. He gave us some background about himself and his family. Drew stressed that he welcomes opinions and questions and wants WR to be one of the best clubs in the Midwest. Drew entertained a few questions.

Q: There was a survey conducted for the WR membership. When will the results be known?

A: A full report and action plan will be available to all members in December.

Q: What is the action plan when trees are lost?

A: Currently we are losing more trees than can be planted. The club is being strategic about trees that will be replaced. They will start with trees in the playable areas and then move on to aesthetic areas. They will also thin out areas where there has been overgrowth.

Q: With the placement of our new golf cart crossing signs and stop signs it was noted that some intersections have them on both sides and some intersections do not and wouldn't it be good to have signs at all golf cart crossing areas?

A: Drew will do an audit of this and we will work together to make sure there are signs at all intersections.

Q: Should there be some sort of "crosswalk" lines on the pavement so that cars can be warned of the golf cart crossings?

A: Chuck addressed this and advised that we have done a lot for safety by installing the golf cart crossing signs, stop signs and speed limit signs. The board will discuss whether adding stripes to the streets at those intersections would help.

A shout out was given to the golf course for their great clean up after the big storm in the summer that produced lots of downed trees, limbs etc.

It was noted that people have seen kids shooting at ducks on the pond. Drew will get information from the homeowner and follow up. It was also noted at this time that there should never be any fishing on the ponds and if people see that they should let the club know.

The WR HOA thanked Drew for providing the gift certificate for dinner at WR for a drawing tonight.

Chuck then reviewed with the HOA that the board is responsible for the collection of dues as well as the use of the dues.

Infrastructure—Vice-President Todd Lorenz advised the WR HOA that all the streets in our development are private and we are responsible for snow removal, paving, and routine crack filling. Todd then referred to the aerial view in the packet of our streets. So far our streets have been resurfaced once and we did that in 6 phases. We expect the streets to last 15+ years give or take due to weather etc. For budgeting Todd shared a spread sheet that outlines when we will need to resurface the streets and the cost. We are budgeting \$771,200 for the project. We want to get ahead of it so we will increase the WR HOA annual dues to \$600.

Q: Is the figure for resurfacing in today's dollars?

A: Todd did use a 18% increase for costs.

Q: How was the 15 year life span decided?

A: Todd advised that they used many studies and historical data as well as input from professionals in that area.

Q: Has there been any more discussion about a light at the 27th street entrance? There seems to be quite an increase of traffic on Whispering Wind

A: Todd advised that the city would make the ultimate decision about putting a light at the 27th street entrance. They generally have 13 criteria they look at when making that determination. They look at crashes, fatalities, number of right and left turns.

Private Golf Carts, Landscaping and WR Real Estate Facts—Director Scott Oehm started by handing out Starbucks gift cards to WR homeowners that are attending their first annual meeting. He then went into real estate facts for the year. We have 7 homes that sold this year, 4 others are currently pending and there is one for sale. The price range of the sold homes is \$675,000-\$875,000. Scott reiterated how great our neighborhood looks and well maintained it is. As our landscaping ages we will need to replace diseased and dying trees. Scott informed homeowners that the street trees on their property between the sidewalk and the street are the responsibility of the homeowner and if a tree dies the homeowner will need to replace it and preferably with a similar tree and the homeowner can contact a board member as we work with a local nursery. We had a contractor come through the neighborhood and trim the street side of all trees and it was noted that homeowners should maintain the sidewalk side of the trees so there are no low branches. Scott reported that nearly 40% of homeowners own a golf cart. We currently have 107 registered golf carts and if you haven't registered your golf cart please see Scott Oehm with that information. Scott also reported that Christmas lights are going up at the 27th Street entrance. We have purchased more lights because the trees have grown. Scott also noted that he drove the neighborhood on a Monday and saw 50 trash cans that were visible

from the street which is a covenant violation. We would appreciate it if homeowners would put their trash cans in their garage or behind a barrier so they are not visible.

Treasurer's Report—Treasurer Angie Murray gave the report. Angie began by informing homeowners that our treasurer's report is done on a cash basis and it follows the checking account activity. December 31st is our year end so the financials we are reviewing are as of October 31st 2025. She also advised homeowners that there are 7 years of financial statements on our WR HOA website for their review. Currently our total checking/savings is \$182,373.86 and that includes checking, savings and a CD at Pinnacle Bank. Our net income is \$52,171.89. Our total income this year is \$142,666.60 which is primarily from dues. Ground maintenance is generally our biggest expense and this year we did the trimming for all trees in the neighborhood and it was approximately \$20,000. Our YTD total expenses is \$94,196.97. We also had \$3,702.26 in interest income YTD. Angie then reviewed the 2026 budget. With dues being increased to \$600/homeowner and there are 287 lots our projected total income for 2026 will be \$172,200. We are proud of the fact that we haven't had to have any special assessments over the years as we have kept ahead of expenses. We are projecting a surplus for 2026 of \$55,900. Angie advised that dues notices will go out in December and again we will be able to pay online or with a check.

Q: There is a \$16,050 line item in the 2026 budget in March. What is that for?

A: Typically in the spring we have a lot of expenses for ground maintenance.

President's Report—Chuck Greenway reviewed the street studies that have been done over the years because once the homeowners took over the governing of the neighborhood we became responsible for the maintenance of the streets. Chuck thanked the board for their work. He reminded homeowners to go to the website to see minutes, financials, rules, covenants and bylaws as they are all posted there. President Greenway informed the homeowners that we made a bylaw amendment this year for our director terms. To get up to date we will do staggered terms so eventually all director terms will be 3 years. Chuck advised homeowners that if they are having holiday parties that they contact one of the board members to get "no parking" signs so that there is only parking on one side of the street to make room for passing cars and emergency vehicles. Orange snow stakes will be installed soon and please keep them in as that is a guide for snow removal. If a stake is broken please reach out to a board member and we will get it replaced. We like to send email blasts generally after a board of directors meeting to inform homeowners of pertinent information. If you are not receiving emails please contact one of the board members or Hocking and Schulenberg as they gather all the information. We also like to use the email blasts to inform neighbors of unexpected happenings like a fire burn that the city informed us of or occasionally WRCC has a wedding and there will be fireworks so we like to inform neighbors of this.

Q: A question was asked about the Sun Down Crossing mailbox cluster that was damaged by vandalism and what was the end result?

A: The cost of the mailbox was incurred by the Post Office. Homeowners that were affected by the vandalism had to go get their mail at the post office for approximately a month before all repairs were done.

Q: Is there a standard for motorized scooters on the streets and sidewalks.

A: Currently there are no city or state regulations governing the use of electric scooters. We encourage people using these scooters to use safety precautions like wearing helmets and driving on the correct side of the street.

A shout out was given to Todd Lorenz for the new street signs that were installed. Everyone agrees they look great!

A mention was made that a homeowner saw on their home's security footage that some people were going through the neighborhood and stopping at cars that were parked in the streets and in driveways. If the cars were locked they left. It was suggested that if you have cars out please lock them.

A neighbor was concerned about a sink hole/drainage hole in their grass area between the sidewalk and street. Chuck advised this homeowner that Gene Parks does have information how those drainage areas can be raised and not lose the integrity of the drainage.

We then had a discussion about political signs that people place in their yards and that it might be in violation of federal laws if we don't allow them. Steve Gealy responded that our covenants clearly state that the only signs that can be in a yard are "for sale" signs. It was noted that the board will look at this issue and whether our covenants are in any way in violation of state or federal laws. It was noted that there seems to be many business signs etc that are in our commons areas. It was noted that they shouldn't be there.

Election of 2026 Board of Directors—We reviewed that we have a structure in place this year with initial terms of 1, 2 and 3 years where they are staggered with 3 year terms at the end of each initial term. Chuck introduced Election Committee member Mike Hybl who then informed the WR HOA that all 5 current board directors wish to be reelected. There were no other names submitted and there were no nominations from the floor. Because of that we did a vote by acclamation and the 5 current directors were reelected with respective initial terms as follows: Angie Murray and Scott Oehm—1 year term, Todd Lorenz and Carolyn Otte—2 year terms, Chuck Greenway—3 year term

We had a shout out from a homeowner who said he appreciates how well everyone in the Wilderness Ridge neighborhood cares for their lawns and property.

There being no further comments or questions the meeting was adjourned.

Respectfully submitted,
Carolyn Otte