

Wilderness Ridge Homeowners Association Inc.
Board of Directors Meeting

Minutes—April 20, 2026

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

Approval of Minutes—It was moved and seconded to approve the minutes of the 10/15/2025 board meeting, the minutes of the annual meeting on 11/18/2026 as well as the minutes from the board meeting after the annual meeting on 11/18/2026. The motion carried and the minutes were approved.

Financial Report—Treasurer Angie Murray reviewed the financials. Angie began her report with the final balance sheet from 12/31/2025—the total checking/savings account balance was \$164,377.59. Our final net income for 2025 was \$32,575.62. Our total income for 2025 was \$143,353.10. Our final ground maintenance amount was \$41,363.24 with approximately \$20,000 of that being the tree trimming. Our interest income for 2025 was \$4,833.74. Angie then shared the balance sheet dated 3/31/2026. The total checking/savings account balance is \$287,364.82. Our net income YTD is \$140,547.23. Our total income from January through March 2026 is \$171,780.00. It was moved and seconded to accept the financials as presented by Treasurer Angie Murray—motion carried.

Todd Lorenz and Angie reported that the street light by the Wilderness Ridge Dr. mailbox cluster had been out, Century Electric put in a new bulb and within a few days it went out again. It has since been replaced and is working well now. Todd will follow up with Century to get a new invoice,

Secretary Report—Carolyn Otte shared with the board a letter she is drafting that we will send to new Wilderness Ridge homeowners welcoming them to the neighborhood. As a board we tweaked the letter and it will be ready to send to new residents. Scott Oehm will also help in identifying new residents as well as Shannon at Hocking and Schulenberg.

Carolyn also did a quick recap of the annual meeting and it was agreed that it is important to check NU basketball and volleyball schedules prior to setting the annual meeting. We had better attendance in November 2025 than in previous years because of checking those schedules.

Infrastructure—Vice-President Todd Lorenz reported that we did the routine street maintenance last fall and will do that again this fall. He also reported that doing the long range projections for the large street resurfacing projects was helpful and also was a useful tool to show WR residents. Todd and Chuck advised the board that they received some complaints about poor snow removal from homeowners with the first few snowfalls we had. It was noted that the snow removal was better after the last snowfall. We might look at getting new bids for snow removal next fall.

We discussed whether painting lines on the street at the golf cart crossings would be a good idea and help in highlighting the crossings. Todd will follow up on this and get some cost estimates for painting lines at the crossings and research how often the street needs to be painted. He will report back to the board in August.

Golf carts/landscaping—Director Scott Oehm reported that there have been 4 new golf carts registered. Scott reported that Tami Nagle at Wilderness Ridge Country Club communicates new golf club members who have carts with him. Along with that Chuck Greenway advised the board that Tami keeps all the golf cart waiver forms at her office.

Scott shared with the board that trash container storage has improved. A few letters have been sent to remind homeowners that trash receptacles are to be out of sight from the street.

Scott reported that landscaping maintenance is all set for the year and they are getting started. He did advise the board that it is time to lay another level of mulch. It's been 2 years since we last did this. The board agreed that laying new mulch would be great. Scott will get at least 2 bids. It was moved and seconded to approve up to \$10,000 for new mulch. Motion carried.

We talked about the landscaping by the 27th street roundabout. There are some bushes/shrubs that are tall and hinder visibility at the roundabout. As a board we decided it would be beneficial to have that shrubbery removed. Scott will talk with Tom Cox about removing it.

President's Report—Chuck Greenway reported that there is nothing to report on covenant compliance.

Chuck shared with the board that speeding continues to be an issue as reported by some residents and this will be addressed with homeowners when necessary. The speed limit of 25 mph is a WR HOA rule and is posted on our website.

The property improvement committee, which consists of Chuck, Bill, Scott and Todd, approved a garage addition at 8921 Whispering Wind Rd. That addition is in progress.

Chuck advised we will renew our yearly contract for our website maintenance for \$595.00.

Old Business—pertaining to the placement of signs in homeowner's yards other than real estate for sale/sold signs, Bill Mueller reported that in researching LB886, that bill has not reached the floor for a vote. So currently the law is that a homeowner's association can prohibit political and other signs from being placed in resident's yards.

Chuck opened for discussion the subject of fines for covenant violations. Chuck shared with the board some correspondence he has had with attorney DaNay Kalkowski pertaining to this matter. It is DaNay's belief that the Board could argue that implementing a fining policy is a tool that is needed by the Association in order to help the Association carry out its duties to

administer the Association which include enforcement of the Covenants. It would be critical that any fining policy include notice provisions and an opportunity for the homeowner to be heard. It would also be very important that the Board would implement and enforce such policy in a consistent manner. Bill Mueller suggested it would be smart to have a policy in place. Bill will work with Steve Gealy and DaNay to begin forming a policy. As a Board we agreed in principle that a fining policy would be good to have in place for covenant violations. We will review this at the August meeting.

Out Lot C—As determined last year, WR HOA owns Out Lot C, but it has been maintained by Boulders HOA along with their adjacent Out Lot B and they also provide city water to both areas. Chuck and Todd met with Boulders President and VP on 4/6/26. After discussions, it was decided that in the absence of a Maintenance Agreement, WR HOA should take over maintaining Out Lot C (approx. 1,400 sq ft.) along with our seven other larger commons areas. In doing so, WR HOA would pay Boulders HOA \$100 annual reimbursement for city water. Additional costs will be minimal as mowing, sidewalk snow removal and chemical expenses will be absorbed by our current maintenance providers. Occasional sprinkler repairs should be minor as there are curbs to protect sprinkler heads. Accordingly, it was moved and seconded that WR HOA take over the maintenance of Out Lot C to include mowing; chemicals; sidewalk snow removal; sprinkler repairs; some mulch and pay Boulders HOA \$100 annual reimbursement for city water. The motion carried. Chuck will inform Boulders HOA of this approval.

New Business—Chuck reported the 2026 sidewalk campaign will again be carried out by advisor Gene Parks. Tom Marshall of Concrete Doctor will do the repairs at \$48/slab and this work will be done in August. Our board suggested we notify the Boulder's Association of our sidewalk maintenance campaign and they can join in if they would like.

The board then had a discussion about the potential of a HOA fee that a new resident would pay at closing for any expenses incurred by the association during move-in. Board members will talk to people in different HOA's to see if they have this fee in place. As a board we decided to table this until we get more information.

Open Discussion—We talked about items to include in the next email blast to residents—speeding, the need for signs on one side of the street if homeowners are having a large gathering, political signs, trash can and grass clipping containers.

We decided that the board should have a golf outing again this summer in August. Scott Oehm will organize this.

Date of next meeting—The next WR HOA board meeting will be Monday, August 10th at 7:00 at Carolyn Otte's house.

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

Respectfully submitted,

Carolyn Otte