

Wilderness Ridge Homeowners Association Inc.
Board of Directors Meeting

Minutes—August 10,2026

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

Approval of Minutes—It was moved and seconded to approve the minutes from the April 20, 2026 meeting. The motion carried.

Financial Report—Treasurer Angie Murray reviewed the financials. Presently the total checking/savings account balance is \$270,356.84. Angie noted that the Pinnacle Bank CD is at 3.55% interest and matures in September—currently the CD balance is \$112,617.17. As of 7/31/26 our net income is \$107,579.25. Our total income from association dues in 2026 is \$171,000.00 and that is 285 out of 287 homeowners paying dues. Our total income for the year has been \$171,840.00. Our total expenses as of 7/31/2026 is \$66,412.10. We have had \$2,151.35 in interest income. Scott Oehm then talked about the “move-in fee” that shows up on closing statements and it was discovered in talking to Shannon at Hocking and Schulenberg they collect a \$250.00 “certification fee” at closing that is paid to Hocking and Schulenberg.

Secretary Report—Carolyn Otte advised the board of some dates that would be available for the annual meeting in November at the Wilderness Ridge Clubhouse. As a board we decided to hold the annual meeting of the WR HOA on Wednesday November 18th, 2026 at 6:30. We reviewed with the board that we now have a new resident letter that goes out to new homeowners welcoming them to the neighborhood and letting them know of certain important information. Gene Parks noted that as he has gone around the neighborhood there has been a recurring theme that we need to be more welcoming to new neighbors. His wife and a friend have offered to take a gift basket or something like that and personally go see new neighbors and welcome them. We noted that we miss the monthly magazine we used to have and it is hard to find communication between homeowners and WRCC. To follow up the board decided to bring this up at the annual meeting and ask if there are others that would like to be on this “welcome committee”.

Infrastructure—Vice-President Todd Lorenz advised the board that he received a bid for painting lines on the streets at golf cart crossings and it was \$750.00. We agreed we like 8” lines without any other markings. Todd moved and it was seconded that we hire a contractor to paint lines at all golf cart crossings to not exceed \$750.00 total. Motion carried. Todd also noted that some of the cracks in the streets have gotten large. This fall we will do the routine crack filling but along with that Todd will get quotes to do a more extensive filling in the larger cracks. Todd noted there are approximately 6-10 locations where the cracks are significant. Todd will follow up on this and report back to the board.

Golf Carts/Landscaping—Scott Oehm reported that there are 115 personal golf carts registered in the WR boundaries and there are more golf carts from other neighborhoods now that use their carts on busier streets to get over to WRCC. Scott advised that the spring clean up and new mulch on the berms went well. The large bush that was obstructing the view on the 27th street roundabout has been removed making visibility better. Scott also addressed the dead trees on Thornwood Cr.—he received a bid to remove and grind the stump that was approximately \$2,000. He will work on getting other bids. Gene Parks has the name of a stump grinder who has helped him and it is important to note that you shouldn't plant a new tree within 5 feet of a ground up stump for at least 5 years. Gene and Scott will work on getting bids. It was noted that the landscaping by the Sun Down Crossing mailbox cluster was not looking good but WRCC has since cleaned it up and it looks better.

In regard to trash containers in full view, Scott will send a warning letter citing the covenant violation. If the issue persists Scott has board approval to leave a note on the trash containers to have them put out of view from the street (either in the garage or behind some sort of fence area).

Scott will arrange a board golf outing. The board decided that Thursday September 10th around 10:00 would work the best for all. Scott will make tee times.

President's Report—President Chuck Greenway reported that a neighbor on Wildfire Cr had an issue with their curb that needed repairs. The neighbor's contractor told him they wouldn't repair the curb as the curb is HOA controlled and not part of his property. We have done our research in regard to the covenants and it was determined that it is not the responsibility of the Homeowner's Association. It was noted that there are some other homeowners with cracks in their curbs on Wildfire and if they would like repairs done they could contact Tom Marshall and he could do repairs when he does the sidewalks.

There are 2 property improvements that have been submitted for initial review—one at 9537 Hollow Tree Plc. and another at 2554 Wilderness Ridge Cr. These requests are in and there will be more information to follow for final approval.

In regards to the waterfall feature at the 27th St roundabout, it was discovered that the motor had to be replaced and it's out of stock. It is scheduled to be delivered at the end of August, then will go to Northwest Electric for assembly, then to Lincoln Select Plumbing who will reinstall the motor. The cost will total approximately \$12,000.00. Select Plumbing also used a snake camera and looked at the pipes leading to the waterfall. They said everything looks clean so everything should be in working order when the motor is replaced.

We talked as a board about the possibility of security cameras at the entrances of Wilderness Ridge. Chuck will get bids for cameras at the entrances and report back at the October meeting. Tom Cox, with Touch of Nature, could also help with this project.

Scott received a call from a neighbor who noticed a car parked across the street from their property and it had a flat tire. Scott will follow up with the neighbor.

New Business—Gene Parks informed the board that as he has canvassed the neighborhood trees and sidewalk cracks have come up a lot. Gene informed the board that it might be necessary for the board to take over the repairs of the sidewalks and tree trimming. If we do that the HOA dues would need to be increased. After discussion, there was no action taken at this time.

Old Business—Attorney DaNay Kalkowski has drafted a “fine policy”. It was noted that there would need to be some tweaking. This policy would help with chronic abusers of covenants and rules and regulations. A final version of this policy will be presented at the October board meeting for final approval, then a copy of the policy will be sent to WR homeowners.

Gene Parks reported that the sidewalk campaign is up and running. Tom Marshall has received 35 responses so far. We would encourage neighbors who have sidewalk slabs that are elevated to get involved in this campaign.

Date of next meeting—The next WR HOA board meeting will be October 6th, 2026 at 7:00 at Todd Lorenz’s home.

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

Respectfully submitted,

Carolyn Otte