Wilderness Ridge Homeowners Association Inc.
Board of Directors Meeting

Minutes—October 6,2026

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

The meeting was called to order by President Chuck Greenway. Chuck informed the board that this would be Rennie Walt's last meeting as he will be retiring from the board as Advisor/Past-President. President Greenway thanked Rennie for his commitment to the board as he has served since the board's inception over 20 years ago—thank you Rennie!!

Approval of Minutes—It was moved and seconded to approve the minutes of the 8/10/26 board meeting. The motion was carried and the minutes were approved.

Financial Report—Treasurer Angie Murray reviewed the financials. As of 9/30/26 the total checking/savings is $244,356.86. The Pinnacle Bank CD will renew again in March 2027. Currently our net income is $81,579.27. Our total income for the year is $171,840.00. Our largest expense so far this year is ground maintenance and that total is $23,140.90. It was noted that the waterfall repairs totaled $14,200.00 for the motor that went out. YTD our expenses total $93,506.16. Angie then reviewed the 2027 budget with the board. She noted that the projected surplus for 2027 would be $48,750.00. It was then moved and seconded to approve the 2027 budget as presented. Motion carried.

Secretary Report—Carolyn Otte reported that the annual meeting will be in the Yellowstone room at Wilderness Ridge on 11/18/26. Doors open at 6:30 and the meeting starts at 7:00. There will be appetizer pizzas, cookies and a cash bar. Chuck Greenway reported that he has invited the new GM at WRCC, Steven Ratner, to attend along with any employees he would like to attend. We then addressed the new resident letter and we decided that when Shannon at Hocking/Schulenberg receives notice of a closing that she would then send the letter to new homeowners.

Infrastructure—Vice-President Todd Lorenz reported on street repair and crack sealing. This year we will address some of the larger cracks. We have received a bid from NL Driveway Maintenance to seal the surface cracks and patch areas that might need milling and an oil lay patch overlay. Repairing the larger cracks will help with the integrity of the street. It was moved and seconded to approve up to $29,000.00 for street repairs this year. Motion carried. Todd then addressed the painting of lines at the golf cart crossings. The board agreed that this would help with visibility at the crossings. It was moved and seconded to spend $850.00 to paint lines at the golf cart crossing paths. Motion carried.

Golf Carts/Landscapting—In Scott's absence Chuck reported that there have not been any new golf carts registered since the last meeting. It was noted that a large pine on Thornwood Cr was removed last month.

President's Report—President Chuck Greenway reported that 3 requests have been made to the board for property improvements but as of this time none of the projects have started.

In regard to WR HOA Outlot C, it was noted that we paid $400 to Boulders HOA for our portion of irrigation system improvement expenses they funded for Outlot C. Also, as previously approved we executed a water service agreement with the Boulders HOA to reimburse them $100 per year for our share of city water usage for Outlot C. The 2026 payment was paid in May.

Chuck reported that he and Bill Mueller and Steve Gealy have been working on updating the golf course rules and HOA rules. They will delineate the HOA rules from the golf course rules and then will put them on the website and we will keep a record in the corporate minutes.

Chuck has been reviewing our vendors and their contracts as it is the time of year that we renew the contracts. Chuck will look at different options for snow removal and report back to the board.

Chuck then opened discussion about possibly adding icicle lights to the fountain area at the 27th street entrance. It was moved and seconded to do some additional lighting to the boulders at the 27th Street entrance not to exceed $600.00 Motion carried.

Old Business

Trash can violations—Chuck reported that Scott Oehm had tagged approximately 15 trash containers that were left out. A few people reacted to this. We are trying to support our covenants and we have had many complaints from neighbors about trash cans being visible all the time. Chuck and Bill will work on a letter that would go out to homeowners when they have repeatedly left trash containers out. They will come back to the board when the letter has been finalized.

Fine policy—Bill Mueller reported that we are working with attorney DaNay Kalkowski about how to go about having the ability to fine a homeowner who is not complying with the covenants. DaNay reported that as long as we have a policy in place the board has the authority to fine homeowners. DaNay has helped draft a policy and it will be sent to WR Homeowners prior to the annual meeting. At the annual meeting there will be an explanation of what a covenant is and how it is tied to a deed. The letter will lay out steps that will occur before a fine is imposed. It was moved and seconded to approve the "fine schedule and enforcement policy". Motion carried.

2026 Sidewalk Campaign—Gene advised the board that approximately 35-40 homeowners will have their sidewalks repaired. Chuck advised the board that the HOA is responsible for certain

sidewalks in common areas that need to be repaired or mudjacked. It was moved and seconded to pay $2,056.00 to have our association sidewalks repaired. Motion carried.

Security cameras—Chuck has been doing some research on placing cameras at the 27th street entrance near the waterfall area. He looked into 360 degree solar operated cameras. The cost is $250/camera, plus installation. Tom Cox would do the installation. After installation it would then cost approximately $15/month for surveillance. It was noted that signs would be placed notifying people that there are cameras present. It was moved and seconded to approve up to $1200.00 to install security cameras at the 27th Street entrance. Motion carried.

New Business—2026 Election committee is in place. President Greenway announced that John Munn, Mike Hybl and Amie Martinez have agreed to serve again this year. It was moved and seconded to approve this election committee. Motion carried.

Date of Next Meeting—The next WR HOA meeting will be April 8, 2027 at Angie Murray's house.

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

Respectfully submitted,

Carolyn Otte