

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING MARCH 14, 2023

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, March 14, 2023, via Zoom. Treasurer John Cusick called the meeting to order at 7:01 p.m. Board members present were John Cusick, Nate Skuza, and Philip Frisk. Raghavendra Paturi and Larry Rus were absent. Guests Christi McGinley, Albert Rios and Kyle Leadon also attended.

Nate offered to record the meeting minutes in Raghavendra's absence.

MINUTES: John presented February 14, 2023 minutes with corrections, the board voted to approve the corrected minutes.

TREASURER'S REPORT: John presented the March 2023 Budget vs. Actual and balance sheet reports, noting that 250 property owners had paid their 2023 annual dues assessments, leaving 30 remaining. Of those, 3 owners had unpaid balances from previous years and liens recorded on their properties.

CONTINUING BUSINESS: John again asked if anyone was willing to fill the President vacancy. There were no takers, considering the lack of board experience of most board members. John proposed stepping in as acting president temporarily for board business until such time another member felt comfortable serving that role. The board members present agreed.

Nate did not have any status updates on the Donnelly/Wiggins sign or City RNA.

John updated the board on previously discussed covenant violations. He spoke with the homeowner at 3223 Donnelly Dr about removing yard waste, debris, a fence, and RV from the green space. The homeowner is making an effort to comply and John will assess the greenspace when cleanup is complete.

John sent a letter notifying the homeowners at 3503 48th Court of a covenant violation for keeping chickens. The homeowner has not responded, and the chickens are still present on the property. John suggested waiting a month and readdressing the issue if it is not resolved.

John revisited the issue of a fence being constructed at 4721 Canady Court without obtaining approval from the board. The issue was discussed during the February 14 meeting, but the board did not take any action at the time. John suggested that he would send a letter asking the property owners to complete the Architectural Control Committee Approval Form for construction of permanent structure. The board will readdress the issue depending on the owner's response.

The board discussed the issue of the derelict house 4343 Highline Dr. The property has a recorded lien for non-payment of association dues. John proposed that he send a certified letter asking the registered absentee owner to clean up the property and include an updated statement of unpaid dues.

Philip discussed how to establish a board for the Architectural Control Committee. John suggested reaching out to former board members for advice on how they had handled architectural issues in the previous years. Philip indicated he would further review that idea.

Christi McGinley updated the board on greenbelt maintenance issues. The work of removing the diseased trees from the parcel behind 3411 – 3435 Donnelly Drive (Phase 1) is completed. The board discussed concerns raised by homeowners at 3423 Donnelly Dr regarding the practice of leaving the fallen trees in the greenbelt without cleanup. Kyle Leadon, a guest homeowner, spoke to the board about his concerns for hazards created by the fallen trees, damage to foliage, and loss of privacy.

John proposed that we allocate funding for cleanup. Christi presented bids from two contractors for cleaning up the greenspace, one for \$2000 from JK Landscaping and one for \$4000 from Dead or Alive. Following board discussion, John moved that the board accept the bid from JK Landscaping service, which included cutting the fallen trees into rounds, chipping limbs less than 2", and blowing the mulch back into the greenspace. The motion carried; Larry Rus voted by Email.

Kyle requested permission to plant mature trees in the greenspace to mitigate the loss privacy from the trees removed behind his property. He indicated that he was willing do so at his own expense or at shared expense with the WPOA. Christi suggested that the board have an arborist assess the greenbelt parcel behind 3411 – 3435 Donnelly Drive to recommend replacement trees to plant that would be likely to sustainably thrive in that environment. The board was supportive of spending an additional \$100 to obtain an arborist's recommendation. The board also discussed drafting a policy around green belt planting and management.

Christi explained the next greenbelts to be addressed are on the north and south side of the 3500 block of Donnelly. She indicated that she would like to have an arborist assess three additional problem trees on the south side (Phase 2) and one on the north side (Phase 3). After phase 2 and 3 are completed, she will focus on addressing urgent trees in other green belts. Additionally, in response to homeowner concerns, Christi contracted JK landscaping to remove 2 dead trees and trim a maple in the greenbelt behind their home on 4444 Highline Drive.

Christi described her long-term goals were to walk all the greenbelts, identify, geolocate, and map the problem trees. She provided the board a status of greenbelt management activities for January through March 2023.

The board briefly discussed greenbelt issues reported by a homeowner at 3216 Donnelly Drive. Christi and Nate both viewed the two problem trees and agreed that there are concerns, but they do not need to be urgently addressed.

NEW BUSINESS: The semi-annual membership meeting is scheduled for 7:00PM May 9th at Grace Community Covenant Church. The board discussed possible speakers for the meeting. Due to concern over recent break-ins and thefts in the neighborhood, John suggested that we have a representative from the Thurston County Sheriff's Office to speak about neighborhood safety.

Albert, a guest homeowner, suggested having a speaker address the impacts of annexation to city of Olympia. John briefly reviewed the status of the city's annexation feasibility analyses, offering that he thought their decision to proceed or not would be based on whether the Tumwater – Olympia Regional Fire Authority is approved by their voters in April. John considered providing association members with some available resources that would allow them to calculate possible impacts of annexation.

There being no further business, the meeting was adjourned at 8:20 p.m. The next Board meeting will be at 7:00 pm April 18th via Zoom.

Respectfully submitted,
Nate Skuza, Vice President