

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

June 13, 2023

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, June 13, 2023, via Zoom. Acting President/Treasurer John Cusick called the meeting to order at 7:05 p.m. Board members present were John Cusick, Nate Skuza, Raghavendra Paturi and Larry Rus. Board member Philip Frisk was absent.

MINUTES: John presented May 09, 2023 association and board meeting minutes which the board then voted to approve.

CONTINUING BUSINESS:

John presented the May 2023 Budget vs. Actual and balance sheet reports, noting that 274 property owners had paid their 2023 annual dues assessments, leaving 6 remaining. Of those, 3 owners had unpaid balances from previous years and liens recorded on their properties. One of the 6 owners paid half of the balance.

The board discussed the status of the Donnelly/Wiggins sign proposal. Philip had not yet received a response from Joe Laxson on the status of the 2nd bid under consideration.

The board reviewed the latest draft of the revised ACC Approval Form that clarifies WPOA approval does not certify any relevant construction requirements. The board unanimously approved the revision with a correction to the WPOA web site URL if necessary.

The board acknowledged the extensive work the Greenbelt Maintenance team is performing to maintain our green belt per our green belt management plan. Christi McGinley emailed a detailed Greenbelt Maintenance Status report for May 9- June 13, 2023. Next walk thru will cover Divisions (9-120, 6a-120, 8-120) to identify hazard trees. John noted that he had discussed with the Chambers Creek Crossing HOA the concern about trash including dog waste disposal bags around the connecting trail between the developments Christi and Raghavendra discovered when they cleared blackberry bushes. The Chambers Creek Crossing is informing its property owners of the problem and John is attempting to get in touch with HOAs east of Chambers Creek Crossing to alert them to the problem.

The tree planting proposal behind the Greenbelt area behind 3423 Donnelly Dr SE (Kyle Leadon) where the previous dead tree removal exposed their backyard. JK Tree Service quoted \$1,100 to plant 5 five foot Western Cedars, the species recommended by a certified arborist. The board approved the proposal subject to John getting the consent of Kyle to water those new plantings for the current season. If Kyle wants yet bigger trees to be planted, the balance cost will have to be picked up by Kyle.

The traffic calming study and proposal presented by Thurston County at the May 9th association meeting was discussed. During the 6 months behavior change period (Phase 1) petition signatures in favor of analyzing traffic control alternatives and subsequent construction must be obtained from 146 property owners in order to proceed with Phase 2.

The board members agreed to share the work load to get the member signatures after John sends a note to WPOA members about the signature campaign and all the relevant details.

John summarized the recent greenbelt use disputes between Highline Drive property owners and a resident of the neighboring Newcastle development. The board authorized John to work with the Newcastle HOA President to draft a mutually agreeable use plan.

NEW BUSINESS:

There being no further business, the meeting was adjourned at 7:55 p.m. The next Board Zoom meeting is scheduled on July 11, 2023 at 7:00 pm.

Respectfully submitted,
Raghavendra Paturi, Secretary