

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

July 11, 2023

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, July 11, 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, Philip Frisk and Raghavendra Paturi. Board member Larry Rus was absent.

MINUTES: John presented June 13, 2023 association and board meeting minutes which the board then voted to approve.

CONTINUING BUSINESS:

John presented the current Budget vs. Actual and balance sheet reports, noting that 275 property owners had paid their 2023 annual dues assessments, leaving 5 remaining. Of those, 3 owners had unpaid balances from previous years and liens recorded on their properties. One of the 5 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 the vendor on the status of the 2nd bid under consideration.

John confirmed that the latest board approved revised ACC Approval Form is available for use by the members.

Christi McGinley emailed a detailed Greenbelt Maintenance Status report for June 13-July 11, 2023 along with the number of volunteer hours being spent. She delivered notices to all homeowners along Division 1D to let them know that Dead or Alive Tree Services will be working in the greenbelt on August 10-11. The board acknowledged the extensive work and volunteer hours the Greenbelt Maintenance team is performing to maintain our greenbelts per our greenbelt management plan.

John emailed the Traffic calming study summary, Walking list, Walking map and Neighborhood 51% petition, explained the details. The board members Phillip, Raghavendra and Nate picked Groups 2, 3 and 4 respectively to get the member signatures.

John summarized the recent greenbelt use and escalated disputes between Highline Drive property owners and a resident of the neighboring Newcastle development. The draft greenbelt use agreement was reviewed and the board authorized John to work with the Newcastle HOA President to finalize a mutually agreeable use plan for compliance by respective HOA members. Any further violators will have to be denied use of greenbelt.

NEW BUSINESS:

Property owners' concerns about the recent use of fireworks were discussed. Nate proposed issuing a reminder about the county ban of fireworks and inconvenience caused to the veterans, pets, general public and the resulting pollution.

Phillip pointed out that some fire hydrants are missing blue reflectors on Wilderness streets and volunteered to check with Fire District 3 officials about replacement.

John will finalize the date for the annual WPOA meeting during mid-November and Early December subject to the availability of venue.

There being no further business, the meeting was adjourned at 7:45 p.m. The next Board Zoom meeting is scheduled on September 5, 2023 at 7:00 pm (no meeting in August).

Respectfully submitted,
Raghavendra Paturi, Secretary