

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING September 05, 2023

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

MINUTES: John presented the July 11, 2023 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 3.5 remaining. Of those, 3 owners had unpaid balances from previous years and liens recorded on their properties. One of the 4 owners paid half of the balance.

The detailed Greenbelt Maintenance Status report for June 14-August 31, 2023 Christi McGinley had emailed to the board earlier was reviewed. The board expressed its appreciation for the hard work and hours put in by Christi and Raghavendra. The board expressed its support to continue utilization of the allocated funds for 2023 on Green Belt maintenance.

(Report Period: June 14-August 31)

- 33 # Greenbelts in WPOA (28 acres of greenbelt in WPOA)
- 33 # **Greenbelts visited** (partially or fully) by Raghavendra and/or Christi in **2023**
- 7 # Greenbelts in which work was **completed in 2023**
- 2 # Arborist **assessments completed in 2023**

(Report Period: During 2023 till August 31)

- 71 # **Trees completed or closed in 2023** (completed=work done; closed=no work required)
 - 13 – Urgent/high
 - 32 – Priority (included in work as other high/urgent work was done in the greenbelt)
 - 7 – Future (included in work as other high/urgent work was done in the greenbelt)
 - 19 – not on the 2018 report but found during the greenbelt walk thru or as part of another arborist's assessment
- 14 # **Trees remaining in 2023 that are high or urgent** priority or are shared with Newcastle (13 would be taken care of if the Highline/Newcastle work is approved; 1 very large maple in Div 1F should be taken care of this year if funds are available)
- 176 # **Trees to be worked in 2024**
 - 11 – Urgent/High (7-urgent; 4-high)
 - 130 – Priority
 - 35 – Future

Progress on collecting signatures for the Thurston County Neighborhood Traffic Calming Final Design and Construction 51% petition was reviewed. Larry reported that he got 25 signatures from Group 1. Raghavendra reported that he got 29 signatures from Group 2 and 13 from Group 7.

John reported that some cleaning activity is in progress at 4343 Highline.

The owner of the property at 4721 Canady Court has not removed the unauthorized fence in the county right-of-way or initiated a new ACC request. John enquired with the Thurston County Development office which confirmed that the fence is in violation of the county code, indicating they were notifying the owner of the violation.

John discussed the escalating dispute about greenbelt use between a Highline Drive property owner and a resident of the neighboring Newcastle development. In order to clarify where the boundary is between the Wilderness and Newcastle greenbelt parcels and whether any residents are encroaching on either, John secured support from the Newcastle HOA to share the costs of a boundary survey. A motion was made and passed unanimously to share the \$3,600 cost of a boundary survey with Newcastle HOA.

NEW BUSINESS:

Dog waste is again showing up at the cleaned walking path off Donnelly Drive and another walking path along Wilderness Court green belt. John has discussed the problem with the Chambers Creek Crossing and Chambers Creek Crossing Two HOA presidents. Each are supportive of attempting to educate dog owners and correct the waste disposal problem. One of them suggested there are signs that included references to fines that may be assessed for unauthorized disposing of dog waste.

Regarding the subject of enforcement John also noted the City of Olympia Park staff had recommended posting No Trespassing signs at the north entry to the path into the greenbelt between Newcastle and Wilderness, wondering if that is something that should be considered given the evidence of unauthorized activity in the greenbelts that has been discovered as they are traversed before maintenance.

Phil agreed to review regulations to see if there is any signage that may help reduce the dog waste disposal and unauthorized greenbelt use problems.

There being no further business, the meeting was adjourned at 8:15 p.m. The next Board Zoom meeting is scheduled. Next board meeting will be on October 10, 2023 at 7:00 pm and Annual WPOA meeting is scheduled for November 30, 2023.

Respectfully submitted,
Raghavendra Paturi, Secretary