

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING

October 10, 2023

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, October 10, 2023, via Zoom. President/Treasurer John Cusick called the meeting to order at 7:05 p.m. Board members present were Larry Rus, John Cusick, Philip Frisk, Nate Skuza and Raghavendra Paturi. Christi McGinley, Greenbelt Manager, was also present.

MINUTES: John presented the September 05, 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 277 property owners had fully paid their 2023 annual dues assessments, leaving 3 remaining. Of those, 2 owners had unpaid balances from previous years and liens recorded on their properties. One of the 3 owners partially paid their 2023 assessment.

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: September 1-October 10, 2023

- 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**
- 71 **Trees completed or closed in 2023** (completed=work done; closed=no work required)
 - 19 – Urgent/High
 - 39 – 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)
 - 20 – 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**
 - 2 – Urgent Removal
 - 2 – Urgent Prune
 - 3 – Urgent Inspect/Cable
 - 3 – High Inspect/Prune/Remove
 - 132 – Priority
 - 28 – Future (mostly ivy issues but some trees, too)

Christi updated the board about the final leg of the green belt maintenance for this year behind Highline and Wilderness Drives in the common green belt area of Wilderness and New Castle HOAs where shared expense agreement exists.

As part of the next area of focus for the Green Belt management, Christi met with the Northwest Natural Resource Group (NNRG) and will be receiving a proposal from them to develop a 30-year forest management plan that, if we go ahead with, could be the roadmap for managing our greenbelts that should be used by subsequent HOA Greenbelt Management folks to use.

We have also reached out to the Washington State Department of Natural Resources to review our greenbelts for overall health and fire safety and are waitlisted to have a site walk-thru some time in the future.

Progress on collecting signatures for the Thurston County Neighborhood Traffic Calming Final Design and Construction 51% petition was reviewed. To date we have the required minimum of 146 signatures from Larry, Raghavendra, Christi and John. The numbers will grow after including signatures from Phil's and Nate's lists. John will reach out to homeowners on Donnelly Drive SE who were not home to see if they want to provide their consent via email.

John briefed the board on his conversations with Jan Maness, the owner of 4343 Highline. She indicated that they will soon replace damaged windows and roof with an eventual intent to sell the property.

Regarding 4721 Canady Court home new fence on Donnelly Drive side, the inspector from county development office visited the homeowner multiple times and informed about the violation. The owner claimed he had a county permit to site the fence in the right-of-way. The county inspector could not find any evidence of a permit in their records and has asked the owner to produce a copy of the approval. John suggested we monitor any progress to the end of the year and pursue further if necessary.

The Wilderness – Newcastle boundary survey was completed on October 6th. The surveyors will provide and record with the county a map showing any encroachments they discovered. John indicated a site visit revealed that at least one Highline resident (4109 Highline Drive SE) is encroaching onto WPOA property with his recently constructed fence. There may be more that will be revealed after we receive the final survey document.

NEW BUSINESS:

Greenbelt encroachment at 4109 Highline Dr SE. The board reviewed, discussed and approved a draft letter to the property owner, agreeing to wait until after receipt of the final survey document before sending.

Cherryl Stebben and Brooke Allan both expressed interest in volunteering to join the board in the vacant member-at-large position. Cherryl's many years of experience would be valuable but John suggested we offer the position to Brooke Allen to expand board participation. John indicated he will ask Cherryl if she would serve as an ACC member.

John reminded that the next board meeting will include a 2024 budget review and annual dues recommendation.

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

Respectfully submitted,
Raghavendra Paturi, Secretary