

## **MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING**

**January 09, 2024**

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, January 9, 2024, via Zoom. President/Treasurer John Cusick called the meeting to order at 6:30 p.m. John introduced and welcomed Ben Edwards, a new member at large. Board members present were Larry Rus, John Cusick, Nate Skuza, and Philip Frisk. Brooke Allan and Raghavendra Paturi were absent. Christi McGinley was a guest.

**MINUTES:** John presented the November 7, November 30, and December 15, 2023 board meeting minutes which the board then voted to approve. The board decided to present the December 7, 2023 annual association meeting minutes at the May semi-annual meeting for the association to review and approve.

### **CONTINUING BUSINESS:**

John presented the end of year 2023 treasurer's report and discussed the year-end surplus funds. The board agreed that greenbelt maintenance should be the priority for surplus funds.

John presented a Proposed Board Member Election Schedule designating positions and numbers in accordance with applicable by-laws. After discussion, the board approved the proposed schedule (attached).

The board discussed Election of Board officers, particularly the need for a distinct president and treasurer. The attending board members showed little interest in the vacant officer positions. The board will readdress the issue at the February meeting.

The board discussed whether any changes were necessary with the Oly Fed bank account or the current signatories. The board agreed to continue with the current accounts and signatories.

Ben Edwards presented some highlights from the Council of Neighborhood Associations (CNA) January 8, 2024 meeting. The issue of closing McKenney and/or Madison elementary schools was discussed. 'OSD For All' representatives presented arguments for not closing Olympia School District schools. Ben volunteered to draft an informational bulletin about the possible school closures for distribution to the Wilderness Property Owner's Association. Ben volunteered to be our representative to the CNA and to the Recognized Neighborhood Association (RNA). No one volunteered for the second RNA position.

The Board discussed applying for an RNA grant to fund the Wilderness sign project concluding it was likely too late.

Christi McGinley discussed the Greenbelt Maintenance Status Report for December 01 2023-January 8, 2024, which Christi had previously emailed to the board. Six volunteers participated in Ivy gapping; all Ivy is controlled for this year. Christi walked Division 7-119 with JK Landscaping to obtain an estimate for services. The work will likely occur in February. Christi discussed the tree downed by the windstorm at 4239 Highline Dr. The tree fell from the Newcastle HOA greenspace. Newcastle had previously removed a maple tree near to the fir tree that fell, but they left it and another problematic fir tree standing.

The board discussed suggested revisions to the encroachment letter to Noah Murry and Kaitlyn Savannah Bailly. The letter will be sent by certified mail this week. The board also discussed two other homeowners in the highline neighborhood with fences encroaching the greenbelt. John proposed that he attempt meetings with the homeowners to discuss and resolve the encroachments. The board will follow up if there is no response.

The board discussed the denial of the Crisope ACC Fence Request. John notified the Crisopes in June 2023 that their ACC Fence Request was denied. A September email indicates that Thurston County Public Works does

not have any record of authorizing the fence to be built within the county right of way. John proposed having the recently constituted (November 2023) ACC review the situation. The ACC members appointed by the WPOA president are Chair Cheryl Steben, Philip Frisk, and Nicholas Quinn.

The board discussed possible installation of signage at neighborhood boundaries indicating that Wilderness greenbelts and parks were for use of residents. After discussion, the board agreed not to move forward with signage until trespassing becomes an issue.

## **NEW BUSINESS:**

John requested that another board member review his reimbursement requests for his personal WPOA expenditures. Larry Rus agreed to review John's expenditure requests.

John requested that Phil and the ACC review and consider modifying the ACC form to include the rights of appeal specified in the by-laws.

The board will make a forest management recommendation after we receive a report concerning the health and fire safety of greenbelts from the Washington State Department of Natural Resources.

The board discussed the Treasurer/President transition. John presented a review of the tasks performed by each of the officer roles, highlighting the significant amount of work required of the treasurer. John presented a Management Proposal for Wilderness POA developed by HOA Community Solutions for the board to review and discuss. The management services would relieve most of the workload on the treasurer and provide an alternative to QuickBooks as accounting system for the WPOA. The proposed 'Financials Only Management' service would cost \$575 per month, and thus would require increasing association fees. The board will continue discussion at the next meeting when more board members are present.

John presented a Proposed Amendment to By-law ARTICLE 1 that would allow electronic notification for meetings to the board for review. The change would make meeting notifications consistent with HOA communication practices. The amendment would require a vote by a quorum at an association meeting; the board agreed to present the proposed amendment at the next association meeting.

The board discussed establishing a compliance policy and fee schedule for covenant violations consistent with *RCW 64.38.020 (11)*. John suggested forming an ad hoc committee to discuss a fee schedule and process for enforcement and develop a proposal for the board to review.

The next board meeting will be February 7, 2024. The board will discuss a schedule for future meetings on that date.

Respectfully submitted,  
Nate Skuza, Vice-president

By-laws – Article 2 - Section 3 -- The term of office of each director of the ***Association*** shall be for three (3) years on a staggered basis, e.g., two (2), then two (2), then three (3) members elected per year. This will provide the board will a guaranteed majority of experienced directors. Each person will be designated by position and number.

Adopted schedule (9 Jan 2024):

Pos #	Member	Appt date	Election date	Term expiration
1	John Cusick	4/18/2012	12/7/2023	12/6/2024
2	Raghavendra Paturi	12/13/2021	12/7/2023	12/6/2024
3	Philip Frisk	1/10/2023	12/7/2023	12/6/2025
4	Nate Skuza	10/12/2022	12/7/2023	12/6/2025
5	Larry Rus	2/7/2023	12/7/2023	12/6/2026
6	Brooke Allan	10/10/2023	12/7/2023	12/6/2026
7	Ben Edwards	12/7/2023	12/7/2023	12/6/2026