

MINUTES OF WILDERNESS PROPERTY OWNERS' ASSOCIATION BOARD MEETING November 07, 2023

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held Tuesday, November 07, 2023, via Zoom. Acting President/Treasurer John Cusick called the meeting to order at 7:05 p.m. John introduced and welcomed Brooke Allan, new member at large. Board members present were Larry Rus, John Cusick, Nate Skuza, Brooke Allan and Raghavendra Paturi. Philip Frisk was absent.

MINUTES: John presented the October 10, 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 2023 annual dues assessments were paid on 278 properties, leaving 2 unpaid. One of the 2 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: October 10-November 06, 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 to date in 2023**.
- 3 Arborist **assessments completed to date 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
- 175 **# Trees to be worked in 2024**
 - 2 – Urgent Removal
 - 2 – Urgent Prune
 - 3 – Urgent Inspect/Cable
 - 3 – High Inspect/Prune/Remove
 - 129 – Priority
 - 28 – Future (mostly ivy issues but some trees, too)
 - 7 – no status/not found in the 2018 arborist's report

This list shows the type of trees remaining to have work completed:

17 alder	1 holly
1 ashn	46 maple

17 cedar	3 oak
3 cherry	8 pine
1 cypress	2 willows
48 fir	13 ivy *
11 hemlock	4 unknow

*Several greenbelts have ivy identified as an issue to resolve.

Christi stated the final leg of the green belt maintenance for this year behind Highline Drive in the common green belt area of Wilderness and Newcastle was completed except for one issue that had developed. This concerned a tree in the common area of the green belt that was to be “trimmed” as agreed by both HOAs. However, Jose, the tree service contractor, indicated that the tree base was rotting and should be cut down. Christi concurred, but failed to inform Newcastle about the change. One Newcastle homeowner behind the tree area was upset and both HOAs are working together to resolve his concerns. Both have agreed the tree was rotten and the remaining stump needs to be removed. Christi is obtaining a quote and both HOAs have agreed to split the cost of stump removal.

Christi announced that the Green Belt management crew is expanding with three more volunteers. As part of our next area of focus for the Green Belt management, Christi informed us that she received the forest management proposal from Northwest Natural Resource Group (NNRG) and will discuss it with the new Green Belt volunteer crew.

Progress on collecting signatures for the Thurston County Neighborhood Traffic Calming Final Design and Construction 51% petition was reviewed. We submitted 170 signatures to the county, and they verified. The county stated that we’re in the queue and in April 2024 the county will pick the candidates to include in their budget proposals for funding.

The board reviewed and discussed the results of WPOA-Newcastle shared greenbelt boundary land survey. Several encroachments from WPOA homeowners were identified. With one exception (4109 Highline), each involved very old fences or sheds built in the 1970s or 1980s. John has discussed one of these old ones (4343 Highline) with the current property owner (daughter of the original owner, now deceased). She has agreed to removing the encroachment before selling the property. The board recommended consulting legal counsel before proceeding with formal notice to the owner at 4109 Highline.

NEW BUSINESS:

The Newcastle HOA has asked if the WPOA will pay for any replanting of a tree or trees to replace the tree that was cut down after the stump is removed. John made a motion to do so and, following discussion, the motion failed unanimously. The board agreed it would not be in the interest of the WPOA to do so at the current time, particularly if the WPOA proceeds with any forest management plan.

The 4206 Frontier Drive ACC shed request was discussed. As the setbacks were not explicit, the board recommended to suggest for a survey of the boundaries and re-submit the ACC with precise setback details.

2024 Budget and Annual Dues Recommendation, it was suggested to seek the homeowners vote for or against keeping the current HOA fees.

John will draft the November Newsletter Content and will include the vote by mail option for the annual dues and budget.

John will negotiate a renewal of the current Landscape Contract with the current vendor.

The annual WPOA meeting is scheduled for November 30, 2023. The county traffic engineer will be there to update the members about the traffic calming project and answer any questions, and a forest management briefing will be provided by the NNRG representative.

Next board meeting will be November 30, 2023, following membership meeting.

Respectfully submitted,
Raghavendra Paturi, Secretary