

**MINUTES OF THE ANNUAL MEETING OF THE WILDERNESS PROPERTY OWNERS' ASSOCIATION (WPOA)  
DECEMBER 7, 2023**

The annual meeting of the WPOA was held Thursday, December 7, 2023, in the fellowship hall at Grace Community Covenant Church. President John Cusick called the meeting to order at 6:35 p.m. In addition to John, Board members, Brooke Allan, and Larry Rus were present. Philip Frisk, Raghavendra Paturi and Nate Skuza were absent.

**WPOA ANNUAL MEMBERSHIP MEETING:** A quorum (28 lots) was far exceeded, as the owners of 50 lots were present and proxies were submitted for 22 additional lots.

**TREASURER'S REPORT:**

John Cusick distributed copies of the Treasurer's report including the Projected Revenue and Expense Budget vs. Actual and the Projected Balance Sheet for 2023. The report included the proposed 2024 budget. He reviewed the materials with the members and asked for questions. There was a question regarding what the purpose of the Certificate of Deposit (CD) was. John and others explained that the CD is to have funds in reserve to complete the obligations of the Association should the Association discontinue and that the Association does not contribute annually to it; it grows strictly due to interest earnings. The proposed 2024 budget was presented with a few minor changes among the budgets categories made from the 2023 budget. Dues will be maintained at \$175 per year per property. **IT WAS MOVED AND SECONDED THAT THE BUDGET AS PROPOSED, INCLUDING MAINTAINING THE DUES AMOUNTS BE APPROVED. THE MOTION WAS APPROVED.**

**NOMINATION AND ELECTION OF VOLUNTEER BOARD MEMBERES:**

Following approval of the 2024 budget and dues, the existing volunteer Board members were listed as nominees to continue serving as Board members. Ben Edwards was nominated as a candidate for the vacant Board position and Brandi Sorem spoke on his behalf. President Cusick asked if there were any other nominations. There being none, **THE EXISTING BOARD AND THE NEW NOMINEE WERE APPROVED BY A VOICE VOTE.**

**TRAFFIC CALMING PROJECT UPDATE BY THURSTON COUNTY:**

Sam Bloom, Traffic Engineer with Thurston County then presented an update as to what the status of the traffic calming project for WPOA is and what is planned. He said that the requirements for getting the project underway have been completed and the next steps are up to the County. That will include determining what devices should be proposed to address the traffic calming and where they should be located. There is \$100,000 available in 2024 for these devices County wide and the decision as to which projects to fund will be made in April 2024.

**GREENBELT/TREE MANAGEMENT UPDATE:**

Christi McGinley gave an update regarding greenbelt and tree management. She said the focus was to address danger trees that could be considered liabilities for the Association from falling trees and/or limbs. She has a crew of five volunteers to help with the project. They are also looking at the removal of noxious weeds i.e., English Ivy and Himalayan Blackberry. The Board will continue to address identified hazard trees as funds allow.

Christi indicated the crew has considered managing WPOA greenbelts as forests, rather than individual trees. Toward that end, available services from the Department of Natural Resources are to be determined early in 2024. She then introduced Kirk Hanson, Northwest Native Research Group (NNRG) to brief the Association about what services the NNRG might provide beyond those available from DNR.

**MANAGING OUR GREENBELT FORESTS:** Mr. Hanson then gave a presentation regarding the work that his group does in relation to managing greenbelt forests. It included what they study in regard to doing a forest management plan. It was very informative and led to a discussion among those in attendance as to what would and/or should be included in such a study.

**OTHER ASSOCIATION BUSINESS:** Noah Murry made a **MOTION TO NOT ALLOW TRAIL DEVELOPMENT IN THE WILDERNESS GREENBELT EAST OF NEWCASTLE BEHIND HIGHLINE DRIVE.** President Cusick reported that he has spent many hours working with the Newcastle HOA in an effort to resolve disputes between Mr. Murry and a Newcastle resident who walks through the greenbelt. It became apparent during the summer that Wilderness residents on Highline Drive did not want any trail through the Wilderness greenbelt, while Newcastle residents wanted to be able to walk through their adjacent greenbelt, that the boundary between the two greenbelts was unclear, and that it appeared that property owners on one or both sides may be encroaching into one or the other community's greenbelts. Furthermore, greenbelt management work (removing and trimming trees) was anticipated in the fall and determining who owned which trees and whether cost sharing was appropriate needed to be established. Accordingly, each HOA's Boards agreed to share the cost of a definitive boundary survey.

That boundary was completed and recorded with Thurston County. It identified several encroachments by Wilderness property owners. The affected property owners are being notified that any trespass will have to be removed.

Members expressed strong opposition to any trails or development taking place in this area. President Cusick said he had asked the Newcastle HOA President to restrict access to their greenbelt but was told Newcastle could not prevent trail use or development on the Newcastle greenbelt. President Cusick then made it very clear that the WPOA WILL NOT ALLOW TRAILS IN THE WILDERNESS OWNED PORTION OF THIS GREENBELT. Following much heated discussion the **MOTION TO NOT ALLOW TRAIL DEVELOPMENT IN THE WILDERNESS GREENBELT EAST OF NEWCASTLE BEHIND HIGHLINE DRIVE WAS APPROVED.**

**ADJOURNMENT:**

The annual meeting of the WPOA adjourned at 8:54 p.m.

Respectfully submitted,  
Dick Fankhauser, Acting Secretary