

## **Meeting Minutes of Wilderness Property Owners' Association Board Meeting**

Wednesday, May 8th, 2024

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, May 8th, 2024 via Zoom. President John Cusick called the meeting to order at 6:30 PM. Nate Skuza, Larry Rus, Brooke Allan, Phillip Frisk, Ben Edwards, Raghavendra Paturi and John Cusick were present.

### **Business**

#### **Minutes**

- The Board reviewed and approved the meeting minutes from the April 3rd, 2024 Board meeting.

#### **Treasurer's Report**

- John Cusick stated that 8 properties still have unpaid dues for 2024. One of these properties has previous years of unpaid dues and has a lien recorded.

#### **Greenbelt Maintenance Report**

- Christi McGinley sent the Greenbelt Management Report. Christi provided 3 estimates for the removal of the trees identified on the side of Newcastle property, Division 7-118. Newcastle HOA president awarded the contract to JK Landing who will remove the trees and chip away the wood.
- There are some dangerous alders, some identified in the 2018 arborists reports and some identified by JK Landscaping, that need to be removed. These trees are near where the Newcastle work will occur so it makes sense to have JK Landscaping do those trees, too, while his crew is in the area for the Newcastle work. Christi will request an estimate for that work.
- Christi met (Zoom) with Jesse Duvall, Community Wildfire Resilience Coordinator, Dept. of Natural Resources (DNR) and Alex Chacon, Stewardship Forester, Thurston Conservation District to discuss how they can help us with our greenbelt management and fire safety concerns. They will make a presentation to the membership at the May 23rd Semi-Annual Membership Meeting.
- On April 24, Nick Quinn and Raghavendra Paturi helped an elderly neighbor at 4130 Frontier remove some blackberries that were encroaching into her yard from the greenbelt. The homeowner lives alone and was very thankful for the help!
- IVY GAPPING: Albert Rios completed ivy gapping in Division 6-121, 9-121, and 9-120.

#### **Costelo (4315 Highline Dr SE) Easement Request**

- John proposed and prepared a temporary easement agreement with Patrick Costelo (4315 Highline Dr SE) to allow the NW corner shed to remain in place until the property title changes or the shed is otherwise removed. This agreement will be recorded and Costelo will pay the recording fees. The motion passed by the board unanimously. Also

emphasized that we need a mechanism to trigger the agreement in Quickbooks for future follow up.

### **Attorney Consultation**

- John reported he has a meeting scheduled May 28<sup>th</sup> with a trial attorney.

### **May Meeting Notice**

- John reported that a postcard was sent to all WPOA members notifying them of the upcoming May 23<sup>rd</sup> semi-annual meeting.

### **RNA/CNA Updates**

- No updates were available on RNA meeting at this time. Ben will follow up on CNA updates.

### **Wilderness – Sweet Briar trail development request**

- The board discussed Tristan Allen's request to allow a connecting path to be built in the greenbelt between Wilderness Loop and Sweet Briar. Tristan volunteered to implement if WPOA provides material support for a 2 ft wide bike path. WPOA board is willing to consider as well as mentioned that it can be 3 ft. John will ask Christi to meet with Tristan and our landscape contractor to explore the design and costs of such a project.

### **Report about Noah Murry from a Newcastle member**

- The board reviewed a report from a new Newcastle resident about harassing behavior from Noah Murry. The board agreed any attempt to intervene would be ineffective and that the resident should be advised to contact law enforcement with any concerns.

### **Semi-annual membership meeting 23 May 2024**

- The agenda for the meeting was reviewed.
- Larry mentioned that people in his vicinity are against speed bumps for traffic calming.

### **June Board Meeting**

- The Board agreed to hold the next WPOA Board meeting on Wednesday, June 12th, 2024.

The meeting adjourned at 7:20 PM.

Meeting Minutes were taken by Raghavendra Paturi