

Meeting Minutes of Wilderness Property Owners' Association Board Meeting

Wednesday, January 8th, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, January 8th, 2025 over Zoom. President John Cusick called the meeting to order at 6:29 PM after confirming all board members present. Larry Rus, Philip Frisk, Ben Edwards, Nick Quinn, Brooke Allan, Albert Rios, and John Cusick were present. Christi McGinley present to discuss Greenbelt status and Firewise program.

Minutes

- The Board reviewed and approved unanimously the meeting minutes from its November 2024 meeting.
- The Board discussed the 2024 Treasurers report. Brooke will double check budget compared to Quickbooks and the board agrees to posting to HOA website after.
- A recommendation is proposed by John to use remaining funds from 2024 to continue removing known hazard trees in greenbelt areas. Motion by Nick Quinn, second by Brooke, all members vote unanimously to approve.
- The board discusses financial impact of Thurston County refusing to remove hazard trees on some roundabout areas. This push back will increase cost to HOA as we have multiple dead hazard trees leaning towards people houses which are contained in roundabout areas. John will continue to contact Thurston County to see if there is a workaround to get the County to cover the cost.
- The board discusses the increase in costs over time of hiring tree removal and pruning crews. The board discusses the increase in costs of HOA insurance over the last few years. The board discusses and agrees on maintaining a ten year timeline before seeking another greenbelt wide Arborist report.
- Christi McGinley reports on Firewise Grant Program and requirements to get minimum volunteer hours to sustain funds from the program. Board discussion takes place on getting more volunteers to assist with greenbelt crews.
- Board discusses increased future costs to hire crews over a long term plan to limb lower portion of Greenbelt trees to aid in prevention of fire spread. This could be established area by area to reduce fire hazards in our community.
- FinCen requirement topic discussed and remaining board members to complete.
- Ben Edwards presents info on RNA grant opportunities to help fund maintenance of paths between communities.
- Nick Quinn presents program by Washington Middle School students to build a sign for the Donnelly entrance to the neighborhood. Board approves to get a quote from WMS.
- Board motions to fill executive roles, unanimous approval for John as president, Brooke as Vice President, Ben as Treasurer, Secretary position to be discussed at next meeting, possible candidates are Albert or Nick. John Cusick, Brooke Allan and Ben Edwards will remain check signatories at Olympia Federal. Raghavendra Paturi will be removed since he is no longer a Board member.
- Board discusses impact of using another banking establishment to maintain CD to get better rates. Board agrees to maintain Oly Fed for now until a later date, due to ease of use.
- The Board discusses our lack of an emergency reserve fund, and wishes to increase dues to cover unforeseen expenses such as tree falls during inclement weather, while maintaining current ongoing expenses of greenbelt management. An incremental increase in dues was discussed to cover establishing this emergency fund, and to cover increasing insurance and

PSE costs. The board discusses that most homeowners we have contacted are ok with a small increase to help cover increased expenses and a reserve. Many positive interactions in the community due to removal of hazard trees threatening property.

- Ben presents initial proposed costs of hiring professional management as there are not enough volunteers to cover all the HOA board requirements. Ben will put together a proposal on costs associated and what a management company would bring. Nick mentioned his previous HOA went this route to ease the burden on volunteers and it overall was a positive change to the community.
- Discussion takes place on covenants changes to be in line with statewide law changes.
- John presents example welcome letter sent out by some another HOA to new landowners. All members agree this would have a positive impact on new owners to point them to where they can find information about the HOA and how to interact. Nick volunteers to create a draft due by next board meeting.
- Discussion on new law changes about written consent for electronic delivery.
- Closed session to discuss status of litigation.

The meeting adjourned at 8:39 PM.

Meeting Minutes were taken by Nick Quinn