

Meeting Minutes of the Wilderness Property Owners' Association Annual Meeting

Tuesday, November 19, 2024 at Fellowship Hall, Grace Community Church, 5501 Wiggins Rd SE, Olympia, WA

The annual meeting of the Wilderness Property Owners' Association was held on Tuesday, November 19, 2024 at the Grace Community Church Fellowship Hall.

Call to Order: President John Cusick called the meeting to order at 6:37 PM. Board members present were: John Cusick, Ben Edwards, Phillip Frisk and Larry Rus. 26 Association members signed in as present, and 11 additional members had provided proxies. Therefore, the quorum requirement of 28 WPOA properties represented was met. For purposes of the annual dues question, John noted that an additional 29 votes had been received electronically, 20 in favor and 9 opposed to maintaining the dues and associated budget.

Association Business:

- AGENDA.
 - **MOTION #1:** Nicholas Quinn moved, Klaus Hartmann seconded to approve the meeting agenda distributed to the attendees and seen on the overhead screen. The motion passed.
- SEMI ANNUAL MEETING MINUTES: The minutes of the semi-annual meeting of May 23, 2024 were provided and reviewed. Member Jonathan Rush noted that the section "Amendment to Article 1, Section 2 of By-Laws" had his name spelled incorrectly as BUSH, when it should be RUSH.
 - **MOTION #2:** Cheryl Steben moved, Larry Rus seconded, we approve the minutes of the May 23rd meeting with the correction of "BUSH" to "RUSH". The motion passed.
- ANNUAL REVIEW: John Cusick presented a brief review of association activities during 2024.
 - The Greenbelt Maintenance committee and the Board have almost completed the recommendation of the 2018 Greenbelt Management Plan. More on this later on the agenda.
 - The Architectural Control Committee established in the fall of 2023 is fully operational and has done about a dozen or so reviews of projects/requests.
 - QUICK BOOKS ISSUE. The association has been using QUICKBOOKS to manage financial matters for several years under a license owned/paid for by President John Cusick. In order to allow other Board member equal access to this information, other systems have been tried, but didn't respond well to data conversion. The Board is looking to purchasing WPOA on-line access for the future.

- FUTURE LAWS / POSSIBLE ASSOCIATION ISSUES:
 - RCW 64.38.020 allows for HOAs to adopt policies to levy fines for bylaws/rules violations. The Board would prefer to have a management agent and NOT a board member do this. However, by 2028 the laws will change and a MANAGEMENT AGENT may be REQUIRED for HOAs and Community interest groups. Management agents and we may need to make changes in the future.
 - A short span of what we thought was WPOA greenbelt area on Division 5 between Wilderness Drive and Edgeworth Drive has been discovered to belong to Thurston County due to lack of paid property taxes by the Wilderness developer John Muirhead. Because of this, Thurston County has: 1) removed a dead tree from the drainage “ditch” since it is on county property and 2) offered to sell this piece of greenbelt back to the association for about \$700 in back taxes. The Board is taking action to bring this area back into association owners and declare it as greenbelt
- TREASURERS REPORT: Assistant treasurer Ben Edwards presented a budget sheet for 2024 budgeted items and expenditures. Discussion followed. A survey of 34 local HOAs show an average of annual dues for HOAs is \$311 a year. We do not know what services are provided by the HOAs with these larger dues costs. We are less at \$175 per year. \$175 is meeting our CURRENT needs, but may need to be increased in the future. If our HOA income exceeds \$50,000 per year there is an legal required to have an independent audit annually, which might be waived by the board of directors, but is costly. If we increase dues in the future, members requested the Board consider improving street lights.

MOTION #3: Nicholas Quinn moved, Eldon Hancock seconded the WPOA association dues for 2025 remain at \$175 for the year. Motion passed.

- VACANT BOARD POSITIONS / ELECTIONS: Board position #1 currently held by John Cusick will become vacant at the end of the year. John has accepted a nomination to serve another 3 year position on the board. Additional nominations were request from the floor. No additional nominations. Board position #2 currently held by Raghavendra Paturi will become vacant at the end of the year. Nicholas Quinn has been nominated to fill the position #2 for the 3 year term. Addition nominations were requested from the floor. No additional nominations.

MOTION: #4 Shawn Casey moved, Eldon Hancock seconded to approve the election of John Cusick and Nicholas Quinn to board positions #1 and #2 respectively. The motion passed.

Traffic Calming Recommendations: Sam Bloom from Thurston County Public Works reported that Wilderness was determined to be the area in highest need for traffic calming devices.

Therefore, with input from the residents, the county has concluded that speed “humps” would be the most effective means to slow down traffic and proposes to:

- Add 19 traffic “humps” along the Wilderness Drive, Donnelly Drive and Donovan Drive entrances to the neighborhood.
- Installation would be sometime in 2025 when the weather is better and the concrete/blacktop would be able to “cure” quickly.
- No road closures would be involved. There may be one way use of roadways only during the installation process.
- Locations were reviewed on a map projected on overhead screens. Locations must take into account sight lines and visibility, and cannot be on hills, curves or block driveways.

Greenbelt Management 2025. Christi McGinley reported the greenbelt management crew has finished “gapping” ivy from trees in the greenbelt. They expect to complete the removal of all the dangerous trees identified in the 2018 Greenbelt Management Plan by the early 2025 (hopefully by the end of this calendar year, but that is dependent on schedules and weather, so may slide into the 2025 calendar year).

WPOA has 28 acres of greenbelt in our neighborhood, and 85% of lots are touched by greenbelt space.

WPOA has signed up to be recognized as a “Firewise” space to be eligible for future grants. We will be assessing how to replant areas of the greenbelt with trees and greenery, and look forward to making a new safety program for the greenbelts. Invasive species such as ivy and blackberry vines still need to be removed. Volunteer hours are tracked as part of the Firewise program. If you want to volunteer and help clean out areas of the greenbelt, please notify and get permission from the WPOA board/greenbelt management crew. All fire hydrants have been identified in the area. We need to identify all the drains to make sure they are kept clear and are in good repair.

ADJOURN: The meeting adjourned at 8:17 PM

Meeting notes taken by Jan Britt