

Meeting Minutes of Wilderness Property Owners Association

Wednesday, February 12, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Wednesday, February 12, 2025 via Zoom. President John Cusick called the meeting to order at 6:32 PM. All board members were present, Larry Rus, Ben Edwards, Nick Quinn, Phillip Frisk, Brooke Allan, Albert Rios, & John Cusick. Christi McGinley was also present to provide an update on Greenbelt activities. Albert had to leave the meeting at 7:10 for another obligation.

BUSINESS

Minutes

- The Board reviewed and approved the minutes for January 8, 2025 Board meeting.

Treasurer's Report

- The Board reviewed and approved an amended Operating Revenue & Expense report for the year 2024. The amended report includes the December bill for the Landscaping contract.
- A discussion of current accounting procedures including use of the on-line version of Quick Books, CD options, and the impact of potential management options were identified. Ben, Brooke, John, and Nick all offered input, but no final consensus was reached. It was agreed further study is needed. Property Management options will be a major factor in future decisions.

Election of the Secretary position

- After some discussion of the duties, Albert consented he would be willing to hold the position for the next year. Nick moved to nominate Albert, Larry 2nd the nomination. Albert was then unanimously elected to the position.

RNA grant status

- Ben provided the Board with the status report of recent activities. The grant application is due February 20, and will address construction of a gravel pedestrian trail from Centennial Elementary School through a Wilderness greenbelt. Ben will follow up with RNA.

Donnelly/Wiggins Wilderness Sign

- Nick has had discussions with representatives from Washington Middle School and others concerning the construction of a Wilderness sign for the corner of Wiggins & Donnelly. He identified several issues that will make sign construction difficult and costly. He volunteered to further pursue other options and was informed that a potential budget might be approximately \$3,000.

Neighborhood Welcome letter

- Nick drafted a welcome letter intended for new residents moving into the Wilderness neighborhood. The draft was distributed to all Board members via email. Consensus was it provided all necessary information. Nick volunteered to distribute the letter to future residents.

Meeting Notification options

- John opened the discussion of the legal requirements for notifying resident of WPOA meetings. Essentially all residents must acknowledge they received notice of meeting by signature. Several options were identified, with the financial ramifications being a major concern. No consensus was reached.

NEW BUSINESS

Greenbelt Activities

- Christi McGinley provided a detailed presentation with pictures, maps, and photos of recent activities by the Greenbelt volunteers. Some of the activities identified were:
 - Clearing brush and blackberry from the trail head at the intersection of Frontier & Highline
 - Coordinate future Firewise activities
 - Possible Greenbelt Newsletter
 - Proposed Installation of informational kiosk
 - Proposed future plantings & budget
 - Additional work to include removal of danger trees by the County on 46th Court

Response protocol

- John indicated responses to Board emails should be from the appropriate board member. The Treasurer responds to financial and lien requests. The President will respond to most others.

Board email address

- John indicated the Board Gmail address has been receiving a number of spam and phishing messages, and it might be wise if alternative non-gmail address, such a board@wildernesspropertyowners.org would be less likely to get spam and phishing attempts. After some discussion it was decided that John should look for another alternative.

March Meeting Date

- The next Board Meeting was set for Wednesday, March 12. Only Larry indicated he could not attend on that date.

Semi-annual Wilderness Property Owners Association meeting date

- The next meeting for all property owners has been scheduled for Tuesday, May 13. Meeting concluded at 8:17 with a closed session for report on current litigation.

Meeting adjourned at 8:17 with an update on current litigation.

Meeting minutes were recorded by Larry Rus