

Meeting Minutes of Wilderness Property Owners Association

Thursday, June 12, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Thursday, June 12, 2025 via Zoom. President John Cusick called the meeting to order at 6:31pm. Board members present: Brooke Allan, John Cusick, Ben Edwards, Nicholas Quinn & Albert Rios. Phillip Frisk & Larry Rus were not present. Christi McGinley attended to provide an update on Greenbelt activities. Tristan Allen also attended to provide an update on the path project.

BUSINESS

Minutes

- The Board reviewed and approved the minutes for May 08, 2025 Board meeting. Albert Rios made the motion for approval and Ben Edwards seconded the motion, board approved.

Treasurer's Report

- Board reviewed the report: Have 6 unpaid 2025 HOA dues as of 10 June 2025. Letters have been sent out, 3 of which have previous liens.
- Funds to be paid out: utilities, legal, and arborists.
- Oly Fed CD disposition: Current CD to come to maturity. Treasury Bills are an option. John Cusick made motion to liquidate CD at maturity, Ben Edwards seconded the motion, board votes and approved. John and Ben consider alternative for investment of monies.

Trail to Sweetbriar

- Discussed by Tristan Allen in New Business

Donnelly/Wiggins Wilderness Sign

- John made to motion to move engagement to next RNA Grant period; Nicholas seconded the motion. Board voted and approved.

Management Agent Selection Process

- Discussed options of what board wanted the management company to provide. Discussed the various groups and the need to contact references. Also, discussed the various costs and associated fees of management companies verses the services provided. Recommended that VIS Management attend future meeting for presentation and Q&A prior to commitment.

Greenbelt Grants and Management plan update

- Kiosk has been installed off of Donnelly next to the bridge. Needs to be painted prior to posting information.
- Chipping in the park area and blackberry "wall" to begin work on 16 June. Projected to be a multi-day project.
- Arborist's recommendation overview
 - Forest Management Plan: Report and Map; a few trees need to be removed, most are healthy, cost for removal is imminent. With removal, need a plan for replanting and removal of cut work. Root rot area is of concern in Group 9 and Group 7. Continued removal of blackberry and holly in all affected areas. To be posted on WPOA website. Presented future options and work.

NEW BUSINESS

- Recommendations to implement ESSB 5796 (2024) and ESSB 5129 (2025)
 - Sent to board members for review to discuss at a later date.
- Pathway work Donnelly/Sweetbriar (Tristan Allen) - gravel, impactor, tools, and utilities for marking of the walkway. The date for the work is for 21-22 June, volunteers are encouraged. Trailer for gravel load to be used, may take two weekends to complete task (weekend of 21st & 28th June).
- Park Improvement: Home owner recommended a pickleball court to replace basketball court. Board concluded not practical. There is a recommended option to replace the broken basketball hoop/backboard.

June Meeting Date

- Tentative Board Meeting - Thursday, August 14, 2025

At 7:42 pm Board went into Executive session to discuss ongoing litigation.

Meeting adjourned at 8:04 pm.

Meeting minutes were recorded by Albert Rios