

Meeting Minutes of Wilderness Property Owners' Association Board Meeting

Wednesday, March 12th, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners' Association was held on Wednesday, March 12th, 2025 over Zoom. President John Cusick called the meeting to order at 6:29 PM after confirming board members present. Philip Frisk, Ben Edwards, Nick Quinn, Albert Rios, and John Cusick were present. Brooke Allan & Larry Rus not present. Christi McGinley present to discuss Greenbelt status and grants. Eric Allen present (guest) to discuss Chambers Ditch District.

Minutes

- Meeting begins at 6:32.
- **Eric Allen** from **Chambers Ditch District Commissioners** presents information on taxes and costs associated with storm water and ditch issues. Eric discusses in August, often they hire boy scouts to clean the ditch out to ensure safe flow of storm water. He reminds homeowners that this will occur and they are there on behalf of the ditch district. He discusses removal of invasive species of plants near and in the ditch and replacement with native species.
- John recommends to the board that we move board meeting (monthly) to Thursdays to accommodate everyone's schedule. The board agrees pending Brooke's response.
- Review and approve February minutes – board approves unanimously.
- Current treasurers report – Ben & John
 - 39 Properties unpaid (dues) as of March 12 2025.
 - Insurance bill due soon
 - PSE made corrections on an error with equipment – charged the HOA too much. John got them to correct this
 - Small expense goes to root cutting and plant cuttings purchased for replanting near LBA woods and another division.
- John discusses late dues and when fines will begin.
- Management agent quotes – Ben discusses various quotes for professional property management. Only one company has given a base quote so far – awaiting others.
- RNA Grant status – Ben submitted the grant for gravel path to connect subdivisions (over exiting path), awaiting answer from the city, expected early April.
- Donnelly/Wiggins sign status – Nick still needing to visit more lumberyards to get quotes for putting this project together – goal is \$3,000 or less.
- New board email status – John is looking into an alternative email for board use.
- Meeting notice (signed permission) – John discusses snail mail campaign to get all homeowners on electronic meeting notices; or another online only service to collect all info.
- Greenbelt – Split land between WPOA & Apartment complex was wrong in the Thurston county database – land is now under WPOA control.
- Christi discusses land taken over by a homeowner on greenbelt near apartments. Board will go through historical records on this property before recommending action.
- Grant status - \$4,000 approved for Firewise program.
- Christi discusses plan of action to remove more invasive species and replant on multiple greenbelt areas with help from the County & Firewise program
- Christi discusses LBA entrance planting and kiosk plan.
- Christi discusses reminding homeowners to apply for a free Firewise inspection to help prevent spread of fires near homes – this aids us in future grants.

- Christi discusses an estimate with a new arborist for a forest management plan. Board moves to approve the contract plan, pending an example is sent to board members of what a finished product will look like. Board members will then confirm and vote via electronic mail within the week.
- John discusses timeline of speed humps to be put in by the county (late summer). This info to be pushed out to homeowners once a solid time-frame is established by the county.

The meeting adjourned at 8:05 PM.

Meeting Minutes were taken by Nick Quinn