

Meeting Minutes of Wilderness Property Owners Association' Board

Thursday, August 14, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Thursday, August 14, 2025 via Zoom. President John Cusick called the meeting to order at 6:31pm. Board members present: Brooke Allen, John Cusick, Ben Edwards, Phillip Frisk, Nicholas Quinn, Albert Rios & Larry Rus. Brooke Allen & Nicholas Quinn left early due to obligation; Brooke returned. Christi McGinley attended to provide an update on Greenbelt activities. Scott Roth of VIS Management attended for a Q&A.

BUSINESS

Minutes

- The Board reviewed and approved the minutes for June 12, 2025 Board meeting. Nicholas Quinn made the motion for approval and Albert Rios seconded the motion, board approved.

Treasurer's Report

- Board reviewed the report: Have 3 unpaid HOA dues as of 12 August, 2025. All three have liens, with one parcel partially paid.
- Funds paid out: insurance, utilities, and legal.
- Oly Fed CD: Current CD came to maturity in June. Treasury Bills were purchased with funds with a maturity of 8-weeks with reoccurrence.

Trail to Sweetbriar

- Completed; paperwork to be sent for city reimbursement/funding.

Management Agent Selection Process

- Scott Roth of VIS Management provided time for a Q&A. Board asked various question on their provided services, specifically the agent's current and historic record storage and integration, homeowner accounts, payment methods, costs, collections and banking. Albert Rios made the motion for approval and Ben Edwards second the motion to move forward with VIS as the primary agent to look into for management, board approved.

Greenbelt Grants and Management plan update

- Christi presented two plans for greenbelt management; both come with cost - Waxwing plan and Firewise/Waxwing plan. Board discussed pros and cons of each plan and the associated costs in dues to the homeowner. Discussed trees that require immediate. John Cusick made the motion to remove trees that are require immediate attention, Philip Frisk second the motion and the board approved (cost approx. \$3500).
 - Cost estimates (pg. 4)

NEW BUSINESS

- Annual HOA meeting is tentatively scheduled for 04 Dec, 2025, pending church approval.
- Review and vote to approve current greenbelt maintenance. (See Greenbelt Management update)
- Richard Taylor (4821 Edgeworth Drive SE) asked the board to review the location where he has for many years parked a utility trailer on the south side of his property, wondering if it may be encroaching several feet into the grassed common area. John reviewed the location with Mr. Taylor and determined there is a small encroachment. The Board recommended a

temporary easement for the minor encroachment onto common area grass for his parked trailer. Easement would expire upon title change of his property and he would pay county recording fees.

September Meeting Date

- Tentative Board Meeting - Thursday, September 11, 2025; John Cusick will not be present

At 8:17 pm Board went into Executive session to discuss ongoing litigation.

Meeting adjourned at 8:36 pm.

Meeting minutes were recorded by Albert Rios

Tree Costs estimates

Waxwing Tree Specialist's Plan						
Calendar Year	Firewise Costs	Tree costs	Planting Costs (w/o labor)	Invasive removal costs	Maintenance /Materials	TOTAL
2025	n/a	\$ 12,000				\$ 12,000
2026	n/a	\$ 12,000	\$ 550	\$ 2,000	\$ 250	\$ 14,800
2027	n/a	\$ 5,500	\$ 550	\$ -	\$ 250	\$ 6,300
2028	n/a	\$ 5,000	\$ 400	\$ 6,000	\$ 500	\$ 11,900
2029	n/a	\$ 4,000	\$ 550	\$ -	\$ 500	\$ 5,050
2030	n/a	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
>2030	n/a		\$ 2,900	\$ 39,000	\$ 500	\$ 42,400
Newcastle						
Completed work						
Assessment Costs		\$ 41,500	\$ 4,950	\$ 47,000	\$ 2,000	\$ 95,450

WPOA's Plan						
Calendar Year	Firewise Costs	Tree costs	Planting Costs (w/o labor)	Invasive removal costs	Maintenance / Materials	TOTAL
2025		\$ 12,000				\$ 12,000
2026	\$ 18,000	\$ 11,000	\$ 750	\$ 2,000	\$ 250	\$ 32,000
2027	\$ 23,000	\$ 7,000	\$ 500	\$ 10,000	\$ 250	\$ 40,750
2028	\$ 25,000	\$ 6,500	\$ 300	\$ 1,000	\$ 500	\$ 33,300
2029	\$ 17,000	\$ 2,000	\$ 1,400	\$ 12,000	\$ 500	\$ 32,900
2030		\$ 3,000				\$ 3,000
>2030	\$ 20,000		\$ 2,000	\$ 22,000	\$ 500	\$ 44,500
Assessment Costs	\$ 103,000	\$ 41,500	\$ 4,950	\$ 47,000	\$ 2,000	\$ 198,450
Newcastle						
Completed work						

All costs are estimates.

Some tree costs are not know yet because further assessment is needed before determining what work is needed.

This estimate does not include costs for tree work that is required due to a windstorm or other tree failures.

This estimate does not include costs to fix homeowner property if a tree falls and damages property.

Firewise costs are based on \$4k/day rate * acreage

Firewise costs >2030 are based on 25% of original cost. This will be an ongoing expense to keep ladder fuels trimmed up.

Planting costs assumes volunteer labor; therefore planting costs could be higher

Maintenance costs are for maintaining newly planted areas, herbicides for invasives, landfill costs, tools, etc.