

Meeting Minutes of Wilderness Property Owners Association Board

Wednesday, October 08, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Wednesday, October 08, 2025 via Zoom. John Cusick called the meeting to order at 6:32pm. Board members present: Brooke Allan, John Cusick, Ben Edwards, Phillip Frisk, Nicholas Quinn, Albert Rios & Larry Rus.

BUSINESS

Minutes

- The Board reviewed and approved the minutes for September 18, 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 06 October, 2025. All three have liens, with one parcel partially paid.
- Funds paid out: Awaiting PSE billings.
- Existing Treasury Bill matures 28 October. Board agreed to 8 week renewal upon maturity.
- Motion to fund JK Landscaping (approx. \$4,500) to bring down dying/diseased trees. Nick Quinn made the motion for approval and Ben Edwards seconded the motion, board approved.
- Motion to reimburse Christi for purchases of invasive removal chemical and replacement plantings (\$438.36). Larry Rus made the motion for approval and Albert Rios seconded the motion, board approved.

Finalize draft 2026 budget and dues recommendation

- Board discussed the draft 2026 budget and two alternative increases of annual HOA dues. Based upon projected expenses, the board agreed to present an amended budget and associated dues of \$245 per property for ratification by members.. Nick Quinn made the motion for approval and Brooke Allan seconded the motion, board approved. Ben Edwards will amend the budget based on a \$245 annual HOA dues amount.
- Ben Edwards agreed to an article for the newsletter explaining the need for the revised budget and dues increase and share it with the board members.

Annual Meeting agenda structure

- Possible Waxwing summary presentation.
- Greenbelt Management 5-year plan. Christi will present her plan at the meeting.
- Elections – board positions #3 and #4. Currently Philip Frist and Albert Rios. Both accepted nominations to continue serving.
- Management agent recommendation - VIS
- 2026 budget and dues

Kids in Greenbelt Park - Discussion of developing a policy about allowing kids to play in the greenbelt park area and associated liability. Board agreed to defer until later date, depending upon need.

NEW BUSINESS

- Annual HOA meeting processes
 - 02 December, 2025 @ 6:30pm –reservation made with church

- Notices
- Election ballots

October Meeting Date

- Tentative Board Meeting - Wednesday, November 05, 2025 to include the semi-annual HOA meeting newsletter. To review and approve newsletter for release.

At 7:35 pm Board went into Executive session to discuss current status of litigation.

Meeting adjourned at 8:00 pm.

Meeting minutes were recorded by Albert Rios