

Meeting Minutes of Wilderness Property Owners' Association Annual Meeting

Tuesday, December 02, 2025

The annual meeting of the Wilderness Property Owners Association was held on Tuesday, December 02, 2025 at the Grace Community Church Fellowship Hall.

Call to Order

President John Cusick called the meeting to order at 6:35pm. Board members present: Brooke Allen, John Cusick, Ben Edwards, Phillip Frisk, Nicholas Quinn, Albert Rios, & Larry Rus. Owners of 35 lots were present, 15 proxies were received and 39 additional members had submitted ballots by mail or email. Therefore, the quorum requirement of 28 WPOA lots represented was met. John appointed Amanda Michael and Laurie Niewolny to serve as a tally committee to count ballots and recognized two guests: Amanda Hancock from Waxwing Tree Specialists and Terry Simmonds from Newcastle HOA.

Association Business

Agenda

- A motion was made to approve the meeting agenda that was provided to the attendees. The motion was seconded and passed.
- **Semi-Annual Meeting Minutes:** The minutes of the May 13, 2025 semi-annual meeting of were reviewed and approved. A supplementary motion for the WPOA Board to review and approve future membership meeting minutes was made and seconded. Discussion occurred about the need to timely review meeting minutes before memories fade, rather than wait six months for another membership meeting. Suggestions were considered to post on WPOA website for member review and for potential corrections and to provide members copies of them at subsequent meetings. The original motion for the WPOA Board to review and approve minutes in a timely fashion was approved, with one dissenting vote.
- **Summary of 2025 Activities:** After expressing appreciation for the more than 350 hours of community work performed by the 24 volunteers listed below, John presented a brief overview of WPOA activities since the last meeting.
 - **Traffic Calming Update:** County has completed the traffic calming speed bumps on the main roads in the WPOA area. The County will reassess in the spring to determine the effectiveness of the speed bumps.
 - **Board update:** An HOA management agency, VIS, was selected to handle the book and record keeping for the WPOA. The information was briefed on the 'why', 'how', and 'when' to include the benefits with such an agency. Discussed during the Treasurer's report.
 - **Welcome Letter:** The WPOA board developed a Welcome Letter for new property owners.
 - **Greenbelt Update:** Christi McGinley provided update to Greenbelt area. Several grants were obtained to support the greenbelt. Projects completed: trails, blackberry removal, tree and native plants planting, home address number signs, and tree and branch chipping. Volunteers were critical. Waxwing provided a forest management plan for the longevity and care of the WPOA greenbelt areas. She also spoke about current and future greenbelt work.

Speaker:

- **Amanda Hancock from Waxwing:** Provided a presentation regarding the forest management report. Talked about tree risk assessment, forest health, invasive species removal and native replant recommendations. Identified trees for removal or trim. Talked about her procedures and findings within the WPOA greenbelt areas. Forest Management Report is posted on the WPOA website.

Treasurer's Report:

- WPOA Treasurer, Ben Edwards, presented the budget vs. actual report 2025 to date. John talked about the new laws affecting HOAs and the need to review their governing documents for potential revision during the next two years which will require the assistance of legal counsel. Ben presented the 2026 proposed budget with the proposed dues increase to \$245 per lot.
 - Ballots were collected and tallied. 76 for and 13 against; dues increase passes.

WPOA Positions Election: John indicated both Philip Frisk and Albert Rios were willing to serve another term on the Board, but welcomed other nominees. Being none, both were elected unanimously for another term in their positions (#3 and #4).

New Business:

- Children playing in the greenbelt – Can kids play in the greenbelt? Discussion ensued on issues and liability. Allowed as parents/families assume liability and no foreign items.
- Derelict properties – What can be done about properties with trash and overgrowth. Contact has to be made with the homeowner and discuss the issue.

Closing:

- Small discussion on the upcoming VIS management agency and potential payment options.

Meeting adjourned at 8:10 pm.

Meeting minutes were recorded by Albert Rios

Recognized 2025 volunteers who committed their time and resources in support of the community's greenbelts and common areas.

Tristan Allen (Trail)

Michael Arnis (Trail and LBA)

George Brockman (invasives)

Michelle Charles (cleanup)

Jeff Cook (LBA)

Ben Edwards (invasives)

Tom Gifford (Trail)

Cris Johnson (LBA)

Kyle Leadon (watering)

Trent Marvin (invasives)

Larry McElroy (cleanup)

Christi McGinley

Amanda Michael (invasives)

Scott Michael (invasives)

Ryan Meyer (Trail)

Raghavendra Paturi (LBA)

Dan Philips (invasives)

Nick Quinn

Cherryl Steben (LBA)

Todd Steben (LBA)

Tully Swanberg (kiosk)

Erica Thomas

John Traugott (Trail)

Theresa Woodward (Trail)