

Meeting Minutes of Wilderness Property Owners Association

Wednesday, November 05, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Wednesday, November 05, 2025 via Zoom. John Cusick called the meeting to order at 6:33pm. 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 October 08, 2025 Board meeting. Nicholas Quinn made the motion for approval and Phillip Frisk seconded the motion, board voted and approved.

Treasurer's Report and EOY 2025 forecast

Board reviewed the report: Have 3 unpaid HOA dues as of 06 October, 2025. All three have liens, with one parcel partially paid. Discussion ensued to reallocate funds spent to remove fence from greenbelt to greenbelt maintenance category. All agreed it made sense to do so provided it was footnoted on the budget vs. actual report.

- Payables: Awaiting PSE billings.
- Treasury Direct: Current Treasury Bill will mature on 18 December.

Review draft 2026 budget and dues recommendation

- Impact of need to retain general counsel to prepare for new law
 - Discussion ensued regarding the recommendation that the HOA should engage legal counsel to review and revise, if necessary, governing covenants to ensure compliance with new RCW taking effect January 1, 2028. The HOA Board members agreed that they do not have the legal knowledge to take upon themselves. Estimated cost range from \$10,000 to \$15,000 over a two year period.
 - The Board reviewed, discussed and revised the proposed 2026 budget to accommodate \$5,000 for legal counsel services referenced above. Suggested delay contracting with HOA management agent until late summer to allocate necessary counsel funds. John Cusick made the motion to approve revised proposed budget and Nick Quinn seconded the motion, voted and approved.
- Consideration of mid-year or last quarter HOA management agent (VIS) transition
- Review Ben's draft newsletter article on HOA management agent advantages
 - Board reviewed and discussed the draft and determined that there were minor changes needed.

Annual Meeting prep

- PostNet printing and mailing 117 meeting notice/ballots (\$248.08 estimate)
- November 07 – provide meeting notice content and data to PostNet
- November 10 – distribute newsletter
- November 12 – Email meeting notices and vote link to E-Sign members
- November 15 – PostNet mails meeting notices
- December 02 –
 - Albert pick up key
 - 6:00 PM get room ready
 - Slides -2026 Budget and Waxwing?

- Sign-in sheets, agenda and draft May meeting minutes
- Tally committee
- Parliamentarian – if required

NEW BUSINESS

- Need to retain general counsel – discussed earlier
- Removal of diseased tree at 3427 Wilderness (\$1,300 estimate)
 - Discussed whether to approve cost. Nick Quinn moves to approve and Phil Frist seconds. Board votes to approve cost to remove diseased tree.
- Waxwing offered to provide a Level 2 assessment in specific areas of concern in the greenbelt. Board determined that we should defer until after new approved budget.
- Landscape contract renewal – Discussed of we should renew or put it up for bid. Phil Frisk agreed to negotiate the contract with the current and other bidders.

December Meeting Date

- Next board meeting date – December 02, 2025 (following annual meeting)

At 7:52 pm Board went into Executive session to discuss ongoing litigation.

Meeting adjourned at 8:14 pm.

Meeting minutes were recorded by Albert Rios