

Meeting Minutes of Wilderness Property Owners Association

Thursday, September 18, 2025

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Thursday, September 18, 2025 via Zoom. Brooke Allen called the meeting to order at 6:31pm. Board members present: Brooke Allen, Ben Edwards, Phillip Frisk, Nicolas Quinn, Albert Rios & Larry Rus. John Cusick was not in attendance.

BUSINESS

Minutes

- The Board reviewed and approved the minutes for August 14, 2025 Board meeting and August 31 Special Meeting. Nicolas 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 08 September, 2025. All three have liens, with one parcel partially paid.
- Funds paid out: Awaiting JK Tree and PSE billings.
- \$1,000 refunded to the HOA from the city for the Sweetbriar trail upgrade. \$250 spent out of HOA
- Oly Fed CD: Current CD came to maturity in June. Treasury Bills were purchased with funds with a maturity of 8-months with reoccurrence.

Management Agent Selection Process

- The board was in agreeance to move forward with VIS as the primary group to look into for management. Information to be presented in the Annual HOA meeting.

NEW BUSINESS

- Review draft 2026 budget and dues recommendation – Discussion as how to present the budget and management information in support of an increase in the annual dues.
- Annual HOA meeting Plan:
 - 02 December, 2025 @ 6:30pm – Rios to make reservation with church
 - Proposed Agenda
 - Elections – board positions #3 and #4
 - Possible Waxwing summary presentation
 - Greenbelt management – Five-year plan
 - Management agent information
 - 2026 budget and dues
- Newsletter article on management agent advantages for next meeting -Board agreed to an early November release to HOA members
- Ben Edwards will attend city meeting in support of the grant.
- Kids in Greenbelt Park – Discussion of possibly allowing kids to “play” in the greenbelt park area. Liability is the biggest area of concern.

October Meeting Date

- Tentative Board Meeting - Wednesday, October 08, 2025

At 7:38 pm Board went into Executive session to discuss ongoing litigation.

Meeting adjourned at 7:47 pm.

Meeting minutes were recorded by Albert Rios