

## Meeting Minutes of Wilderness Property Owners' Association Semi-Annual Meeting

Tuesday, May 13, 2025

The semi-annual meeting of the Wilderness Property Owners Association was held on Tuesday, May 13, 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 Allan, John Cusick, Phillip Frisk, Nicholas Quinn, Albert Rios & Larry Rus. Ben Edwards was not present. 19 Association members signed in as present and 12 additional members had provided proxies. Therefore, the quorum requirement of 28 WPOA properties represented was met. Two guest speakers were present: Jesse Duvall from Department of Natural Resources (DNR) and Jae Townsend from the Thurston Conservation District (TCD).

### Association Business

After approving the agenda, the membership reviewed, corrected and approved its November 24, 2024 annual meeting minutes.

John Cusick presented a brief overview of WPOA activities since the last meeting.

- **Traffic Calming:** Thurston County intends to install the speed humps on Donnelly, Donavan and Wilderness Drives late summer. If they cannot complete everything for us this year, the county will come back the following year.
- **Accounting and management:** After determining Quickbooks Online did not provide sufficient functionality, the board has continued to explore alternatives that would enable discontinuing the use of John's Quickbooks Desktop license. Proposals from 3 HOA management companies have been solicited for these services. The board plans to come back at the end of 2025 with a recommendation.
- **Electronic Messaging Use:** Following up on the previous WPOA By-Law revision to recognize that meeting notices may be provided via email, an effort to secure written consent has begun using "Rabbetsign," a no-cost alternative to Docusign. Thus far, 156 members have consented with Rabbetsign, 86 additional members have email but have not yet provided consent, and 38 do not have email addresses. Meeting notices to those members without consent will have to be printed and sent postal mail, an expense it's hoped may be minimized.
- **Olympia Recognized Neighborhood Association (RNA) Grant:** As an RNA member the WPOA applied for a grant and were approved for \$1,000 to help pay for materials to improve a muddy path from Wilderness Loop to Sweetbrier used by Centennial students and others. Volunteers will provide the labor.
- **CD:** Although the WPOA currently does not have a reserve account since it has no significant depreciable assets, it does have its greenbelts which require ongoing expenditures. The yield on the existing Certificate of Deposit (CD) low and comes up for renewal late June. The board has decided to find a better option with a higher yield.
- **Greenbelt Maintenance:** Christi McGinley provided an update.
  - This year planting has begun as the previous two years were focused on dead/diseased tree and invasive species removal.
  - A couple hundred bare root indigenous plants were purchased and are being planted in cleared areas.

- WPOA engaged Waxwing Tree Specialists to develop a forest management plan and should have a draft report soon. The goal is to have a one, three, five, and ten-year plan for greenbelt health, remediation and to plan financially.
- A kiosk was built for community information and the plan was to have it at the entrance of LBA Woods but was unfeasible; new plan is to install it near the park bridge off of Donnelly.
- Launched the Greenbelt Management Newsletter that will be sent out (through email) twice a year with updates.
- Applied for and received a \$4,000 grant from FireWise USA. It was used to purchase blackberry and ivy remediation tools and gloves and also for the blue Speedy Spotter signs (61) for homes that will be installed in June.
- The Thurston Conservation District (TCD) will bring in a crew and equipment to help with the chipping of limbs taken down in the park between Donnelly and Wilderness; at no cost. The TCD will also help with taking down the blackberry “wall” behind Donnelly and 48<sup>th</sup> Court as the area must be accessible/passable, again at no cost to the WPOA. Volunteers to assist with the wood chipping task would be helpful to the TCD and the community.
- There was a brief discussion regarding ivy gapping of trees in certain areas, information to be given to Christi.

#### **Guest Speakers:**

- **Jesse Duvall from DNR and Jae Townsend from TCD:** Provided a presentation DNR programs regarding wildfires and fire safety in our neighborhood. Talked about dry weather patterns from previous years. Also provided info on what the TCD does for the area and the community, as well what FireWise USA and what the community can do to mitigate fire risk. Asked the WPOA community to sign up for the Wildfire Ready Neighbors program for fire mitigation home assessments.

#### **Closing:**

- Short discussion on the Thurston Regional Planning Counsel’s long-range plan to develop a road through LBA Woods from Log Cabin Road east to Wiggins/Herman/37<sup>th</sup>. The original proposal was dropped but there has been a resurgence of the plan. When new meetings are open to the public, submit/present your opinion for your voice to be heard.

Meeting adjourned at 7:50 pm.

Meeting minutes were recorded by Albert Rios