

Meeting Minutes of Wilderness Property Owners Association Board of Directors

Thursday, January 08, 2026

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Thursday, January 08, 2026 via Zoom. John Cusick called the meeting to order at 6:31pm. Board members present: John Cusick, Ben Edwards, Phillip Frisk, Nicholas Quin, Albert Rios & Larry Rus. Brooke Allan was not in attendance. Christi McGinley and Mike Engebritson, WPOA home owner, was also in attendance. Ben Edwards had to leave at 7:00 p.m.

BUSINESS

Minutes

- The Board reviewed and approved the following minutes:
 - December 02, 2025, WPOA Annual Membership Meeting. John suggested changing the word “adopt” to “approve” (2nd sentence of “Semi-Annual Meeting Minutes” paragraph). John moved to approve with that amendment, Ben seconded, and the board approved.
 - December 08, 2025, WPOA Board of Directors Meeting. Phillip moved to approve, Nicholas seconded, and the board approved.

2025 RNA Grant Status

- Ben reported that the City of Olympia had paid WPOA and our final report had been submitted.

Treasurer’s Update

- End of Year 2025 – Greenbelt expenditures over budget after December wind/rain storms, also insurance and postage. Hope to finalize amount by February meeting after all bills received.

NEW BUSINESS

- John made a motion to ensure the WPOA is responsive to emergency or time-critical greenbelt problems. After discussion and various amendments, John modified the motion, Ben seconded and the board approved as follows:

- *The president or treasurer with the concurrence from at least one other board member is authorized to approve emergency or time-sensitive greenbelt tree or limb removal expenditures provided they will not cause the annual budget to be exceeded.*
- The board considered a WPOA member question: Is ACC approval required if adding a window where there was none? Board reviewed covenants and with discussion made a determination that an ACC form is required.
- Greenbelt update: 3-5 trees have been identified by Waxwing to be taken down. Up to \$6,000 funds may be available from Thurston Conservation District, for fire hazard work. Currently discussing and reviewing with TCD and DNR. Projects would need to be completed by June.
- Board discussed alternative projects that might be considered for 2026 RNA grant(s). Trail from Wilderness Dr to Sweetbriar. Path from Donnelly Dr to Chambers Creek Crossing. Replace rotting wood on bridge across Chambers ditch. Basketball backboard. Seeds and plants to replace invasive species. Agreed to decide priorities at next meeting.

December Meeting Date

- Next board meeting date – February 12, 2026 at 6:30 p.m.

At 7:22 pm Board went into Executive session.

Meeting adjourned at 7:31 pm.

Meeting minutes were recorded by Albert Rios