

Meeting Minutes of Wilderness Property Owners Association Board

Thursday, April 09, 2026

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Thursday, April 09, 2026 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. Christi McGinley was also in attendance.

BUSINESS

- The Board reviewed the March 12, 2026 Board meeting minutes. Nicholas Quinn moved to approve them, Larry Rus seconded, and the Board approved.
- 2026 RNA grant status. Committee recommended approval of our requests and final decision to be made next week.
- End of Year 2025 financial review – John Cusick and Ben Edwards reviewed their conclusion that we overspent 2025 budget by \$5,921.

NEW BUSINESS

- Ben moved that if we do not have adequate 2026 budgeted funds to make up for this deficit, we liquidate up to \$6,000 from “reserve” treasury bill funds to cover the 2025 deficit. Nicholas seconded and board approved.
- Current Treasury report – We have a little over 51K not counting t-bill. 25 properties have not paid for 2026 dues. 3 of them have been delinquent in previous years. Late fees will be assessed next week.
- John discussed the selection of John Burleigh to serve as general counsel, requesting Board ratification of same. Nicholas moved motion to ratify and Phillip seconded. Board approved.
- Brooke updated on status of pet waste stations – Bags now fully stocked at stations.
- Bridge at park – some planks and beams will need to be replaced due to rot. Brooke made motion for temporary repairs, Phillip seconded, and the Board approved.
- Christi provided a greenbelt maintenance informational update
 - Request to remove dead/diseased trees (6) Div. 6A-125, second to have a gate put in to have access to Div. 16-219, and third to remove additional trees (6) in Div.10-122. Total cost approx. \$9,500. Albert made motion to approve Nicholas seconded. Board approved.
 - Planting of trees in two areas; one in the park and in between Edgeworth and Donnelly
- Board discussed letter from county requesting we clear drainage swales on Donnelly and Edgeworth. Christi offered to get estimate to have contractor do the work if necessary.
- Management Company – Awaiting to sign management company.
- Semi-annual membership meeting
 - Meeting notice in newsletter
 - Agenda
- Next board meeting date – May 14, 2026

At 7:47 pm Board went into Executive session.

Meeting adjourned at 7:54 pm.

Meeting minutes were recorded by Albert Rios