Meeting Minutes of Wilderness Property Owners' Association Board
Thursday, September 10, 2026

The regular meeting of the Board of Directors of the Wilderness Property Owners Association was held on Thursday, September 10, 2026 via Zoom. John Cusick called the meeting to order at 6:30pm. Board members present: Brooke Allan, Ben Edwards, Nicholas Quinn, Albert Rios & Larry Rus. Christi McGinley was also present. Phillip Frisk was unable to attend. John asked Christi to record the meeting minutes.

BUSINESS

- The Board reviewed the June 11, 2026, Board meeting minutes.
    - **Nick moved to approve them, Brooke seconded, and the Board approved.**
- Current financials brief –
    - 7 properties haven't paid 2026 dues. All have liens recorded
    - A substantial portion of the greenbelt costs were from storms at the end of last year requiring tree removal.
- OSD "Tract N" covenant modification request -
    - The OSD is requesting a formal covenant modification to release Tract N to OSD.
    - Such a modification requires approval by a majority of the home owners. We will ask our attorney to review it along with the other covenant review next year.
    - Will tell OSD that this requires a majority of the membership to vote on it and if we have any legal costs, we'll bill OSD for it.

FINANCIAL SUMMARY 10 SEPT 2026

BUDGET CATEGORY	2026 BUDGET AMOUNT	ACTUAL TO DATE (10 Sept 2026)	BALANCE REMAINING
Income	**280 lots x $245**	**273**	**7***
Income from WPOA dues	$68,600	$66,885	$1,715
Expenses			
Greenbelt/tree management	$28,570	$18,431	$10,139
Common Area Maintenance**	$14,000	$11,248	$2,752
PSE (Street Lights)	$8,500	$5,255	$3,245
HOA Management Svcs	$5,900	$0	$5,900
General Legal Counsel	$5,000	$548	$4,452
Insurance	$4,000	$3,838	$162
Annual Audit	$1,100	$0	$1,100
PO Box Rental	$300	$268	$32
Printing and copying	$220	$0	$220
Supplies	$200	$14	$186
Postage	$200	$0	$200
Web Services	$90	$53	$37
Taxes	$80	$69	$11
Legal/Filing Fees	$20	$20	$0
Meeting Hall Rental	$20	$10	$10
Contingency	$400	$0	$400
Total Expenses	$68,600	$39,754	$28,846

*All have liens recorded. One of them is partially paid.
** $1243 pending reimbursement RNA grant

Checking	**$1,256.75**
Savings	**$25,879.86**
Treasury	**$13,906.36**

- Schedule and volunteers for projects approved in 2026 RNA grant:
    - Bridge repair - complete – The only thing pending is reimbursement from the city.
- Sweet Briar – Wilderness Drive trail –
    - Will probably happen in late October. Need to schedule it and work to involve volunteers.
    - One requirement in the grant agreement is that at least one Board member must participate.

NEW BUSINESS

- Approve greenbelt projects
    - Project at 4107 Frontier Dr. greenbelt – **Motion: John moved to approve up to 20 yard dumpster rental for two weeks, ask JK Landscaping to assess the maple at 4726 Crisman greenbelt, and hire an arborist to assess the trees in 4648 Claridge Dr. greenbelt. Nick seconded, unanimous approval**
- Review proposed VIS management agreement –
    - John stated he appreciates all the help from everyone to find a way to remove some his day-to-day board responsibilities.
    - John detailed his concerns with the proposed VIS management agreement. It includes about charges that weren't disclosed previously and assigns all liability for any VIS mistakes to the WPOA. John believes that if the membership were aware of what was in this agreement they would not support it.
    - Discussion included comments that John has been doing so much as treasurer and president that there may not be any others who are willing to do all of that work for the HOA. Much of the language is common to all HOA management companies.
    - John presented a hybrid alternative to contracting with VIS that would try MyHOAVoice's self-management modules and Quickbooks Online for accounting.
    - This hybrid would require people in the HOA to do some of the work so it doesn't take the workload away from HOA members.
    - Could hire someone or a couple of people to do that work but the Board would still have to manage those contractors.

  Motion: John moved that the WPOA not contract with VIS and instead go with the alternative of MyHOA Voice and QB Online to provide all of those features at less cost. Albert seconded. Discussion: This hybrid approach was new to the Board tonight and there's no time to make an informed decision about it at this meeting. Some frustration was voiced about a last minute alternative being offered to what some felt was already a considered decision.
  Motion failed. Board agreed they need to learn more about MyHOAVoice before endorsing them as an alternative.
- Annual meeting date – Albert sent a request to the church but hasn't heard back. Will reach out again. John: We need to know the date because we have to get notices out.
- Next board meeting October 8, 2026 (John, Brooke absent)
    - John will send MyHOAVoice contact info to the Board; Nick will schedule a briefing from them for the October 8 meeting

Minutes were recorded by Christi McGinley