

Wilderness Hills HOA  
Directors Meeting Agenda

September 19, 2017

7:00pm

Type of meeting: Monthly meeting

Call to order: 7:03pm

Roll call: Dan and Charles (there were 9 homeowners present)

Approval of minutes from last meeting: Dan – motioned, Charles – 2<sup>nd</sup>, approved.

Old business:

- There are no special committees at this time.
- Landscaping—The landscaping on the corner of Whispering Winds Blvd and 27<sup>th</sup> street is well underway. The sign has been complete and most of the trees and plants have been put in. The lighting is almost complete with another 4 lights still needing to be installed. There have been trees put in on the corner of Hoy St. and 27<sup>th</sup> Street. We are waiting to finish planting the landscape in front of the sign until Allo is done working in the area.
- There are currently no plans to add any landscaping in the islands along Wilderness Hills Blvd. Once the commercial area on the north side of Wilderness Hills Blvd is complete we will look at collaborating with the commercial side of the development to share the expense. The reason for this is because there is a major expense in putting in landscaping due to there being no water running to the islands.
- A meeting with the board and Lincoln Federal was held on Monday night and the issue of the street repair came up. Currently the party that was responsible for doing the work the first time has sent a claim to their insurance company. We will continue to keep you updated as the information is given to us.

New Business

- The area by the new apartments has some damage on the curbs and ground. Dan will be contacting Shelly with Lincoln Federal to look in to.
- We received two bids to put in new sod around the sign at Whispering Winds Blvd and 27<sup>th</sup>. The sod was damaged doing the work on the sign when it was put in. The bids are \$1100 from Kroger Turf and \$1045 from Nebraska Sod.
- We are looking in to making the annual meeting being the same time every year starting next year. Due to needing 30-day notice to have our annual meeting the tentative meeting date now is November Tuesday November 7<sup>th</sup>. You will be receiving a letter in the mail with all of the details for the meetings. Just a

reminder that you will need to have your HOA dues current or you will not be able to vote on any topic that comes up for a vote.

- The Board has voted to start charging interest on those households that have not paid their HOA dues. The interest rate will be at 25%.
- After our meeting with Lincoln Federal the HOA Board will now be responsible for enforcement of the HOA covenants. These covenants can be found on the Wilderness Hills website. Two examples of what those enforcements will be are Trailers, campers, boats, etc that are left parked in the street or driveway for more than 14 days in a calendar year. The other example would be of fences being the proper distance from the property lines. These are not all the covenants but just two examples. It is important that everyone follows the covenants of the Home Owners Association as they are spelled out.
- A zoning request has been submitted to make a change in the zoning for the area behind Aldi's on the corner of Wilderness Hills Blvd and 27<sup>th</sup> St. The zoning change request is being made with the city to change it from an office building use to a daycare/preschool use.
- Anderson Mazda has put in a request to purchase the land between the car dealership and Freddy's so they can expand the dealership to include Ford.
- Eventually there will be a stop light put in at the intersection of 33<sup>rd</sup> St. and Yankee Hill.
- A request will be made to add two more signs at the end of Del Rio Rd where the old barricade used to be.
- No trespassing signs are going to be put up behind the shopping mall.
- A check for \$25 was approved to pay for the Holiday Inn room for the meeting
- A check for \$2475 was approved to pay One6 Lawn care for monthly lawn service. The bill was a little more this month because they put down an herbicide application.
- A check for \$8177.81 was approved to pay the balance due on the new sign.
- A check for \$170 was approved to pay the electrician for helping with all the work with lighting on the new landscaping that was done.
- Adjournment: 8:15pm. Dan: motioned. Charles: 2nd. Approved.

Our next meeting will be October 17<sup>th</sup> at the Holiday Inn.