

Wilderness Hills HOA Directors Meeting

Agenda

October 18, 2022

type of meeting: Annual meeting

Call to order: 7:01pm

Roll call: Dan, Zach, Dale and 10 homeowners, Shelly with Lincoln Federal, Russ from Money Smarts

Approval of minutes from last meeting: The meetings for the September meeting were not available

Old business:

- Russ with Money Smarts went over our financials for the year. Currently we are sitting in a better position with dues that are overdue, but we still have a good amount of money owed to the HOA. Zach and Dale will be looking at this at the next meeting. Our financials are available at each HOA meeting, but they are not published in the meeting minutes due to the minutes being published on our website.
- There was a unanimous vote to allow up to \$6000 to be spent on Christmas lights for the entrance at Whispering Winds Blvd. Multiple companies have been reached out to about submitting bids but no one has replied.

New Business:

- The budget for the 2023 year was reviewed at the meeting for all of the attending homeowners to discuss and was unanimously approved. Again, this information is not put on our website for the general public, not living in the neighborhood to see. This information is available at all monthly meetings
- It was brought up on the easiest way to get ahold of a board member. All of the board members have email addresses that are set up on the Wilderness Hills website. You can also reach out through the Wilderness Hills Facebook group as well.
- There was a question brought up about what height the grass should be at in the watershed areas. Dale will be reaching out to the city to find out if there is a restriction about what height it can be cut down to.
- It was once again brought up that homeowners are not allowed to make any improvements or add anything to the commons areas. You can only make improvements to property that you own. If you would like to mow the commons area behind your house that is fine but you cannot add underground sprinklers or any kind of landscaping.

- The board is aware that the landscaping down Wilderness Hills Blvd was an issue this year and Zach and Dale will meet with One6 Lawn Service to come up with a plan for next year to maintain this area.
- We would like to give a greatly heartfelt thank you to Dan who has served as the President of the homeowners associates for the past few years and on the board for other year. Dan had decided not to run for re-election to the board this year and anyone was okay to throw their hat in the ring. No one wanted to be President so Zach has assumed the President role, Dale has assumed the VP role, Judy will continue to be secretary, and John Volnikov threw his hat in the ring for Director. The homeowners unanimously approved John to be the new Director of the HOA.
- A check for \$9971.25 was approved for One6 Lawn Service for the rock work they have done at the Whispering Winds Blvd entrance.
- Adjourned 8:05pm
- Next Meeting will be November 15th at 7pm.