

## **Wilderness Hills HOA Meeting Minutes**

**Date:** Tuesday, January 21, 2025

**Call to Order:** 7:07 PM. Present were Ryan McClure, Judy Sinner, Brian Seck, and Jason Hayes.

**Approval of Minutes:** Jason motioned to approve the previous meeting minutes, which were approved.

**Plan for tree removal and further development of the area between Valley Stream Dr. and South Creek:** A \$40,000 budget for tree maintenance and new plantings was approved last November 2024. Bids were previously collected, including one from a Roca company and Landmark. We will compare the bids and go from there if we do not hear from the Tree Guy. Plans also include planting new trees along 27th Street. There are several dead trees along 27<sup>th</sup> street. The maintenance on the fence along 27<sup>th</sup> street will be completed in the spring.

**Financial Report – December 2024:** The financial report was reviewed. The report noted interest from a certificate of deposit was received (interest accrues over the year but does not appear in the account until the maturity date), and \$515 has been collected in late fees. The board discussed having a financial review conducted. Brian will contact HBE to schedule the review in November 2025.

**Update on online option and ACH for paying dues:** A member online payment system is being set up and should be ready by end of next week. The new EIN for the Wilderness Hills HOA will also be established by the end of next week. The online system will be available for those that have not paid their dues this year and for next year's dues.

**Update on areas being deeded to HOA:** Concerns arose about a tract of land potentially being deeded to the HOA, as it may not be part of the original plat plan. Brian motioned for Ryan to contact a title company to confirm ownership and clarify the HOA's legal responsibilities, which Judy seconded. The motion was amended for Brian to contact an attorney to review the legal obligations of the HOA regarding accepting or rejecting the tract of land. Amended motion approved.

**Accounts at Lincoln Federal:** Ryan will reset online banking passwords with Lincoln Federal. Officers need to update signature cards, and Judy will work with Lincoln Federal to finalize the process.

**Safety issues for golf cart, speeding, and scooter violations:** The board discussed the option of a Safety Committee. It was determined that this was not an option since there are already city ordinances that govern issues with golf cart use on streets, speeding and scooters. Ryan will consult with a lawyer to determine applicable city ordinances and next steps.

**Mailbox Stand Accessibility:** A mailbox located in Wilderness Hills was made accessible with added concrete by Lincoln Federal. The HOA is generally responsible for ensuring that mailbox stands are accessible. A broader review of mailbox stands and accessibility will be conducted. Judy will check in with Shelly.

**Improvement of Commons Area:** Plans to develop the commons area were discussed. A committee will need to be formed for this project. Judy volunteered to be on the committee and

will seek out other volunteers through Facebook. The committee will be called the Commons Improvement Committee (CIC).

**The meeting adjourned at: 7:57 PM.**

**Prepared by:** Jason Hayes, Board Secretary

**Approved by HOA Board on:** March 18, 2025