

Wilderness Hills HOA Meeting Minutes

Date: Tuesday, March 18, 2025

Call to Order: 7:02 PM. Present were Ryan McClure, Judy Sinner, and Jason Hayes.

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

Previous Items:

ACH Payment Process Update: The ACH payment process is proceeding. Additional paperwork was filed to run payments through the HOA's account rather than a personal account. Testing of the process will occur before it becomes active in the fall.

Areas Proposed for Deeding to HOA: The board discussed conversations with the HOA attorney regarding areas proposed for deeding to the HOA.

New Items:

Financial Report: Internet expenses for the website are higher than anticipated. Sufficient budget funds are available for improvements. The board is awaiting invoices for snow removal.

Commons Area Development for Food Truck: Volunteers are needed for a committee to develop the commons area for a food truck. An announcement will be placed online to seek volunteers.

Land Donation by Lincoln Federal: Lincoln Federal has donated land to the City of Lincoln for a park near the proposed school site on section 30-9-7.

Waterway Development off Valley Stream Dr.: New plans for a waterway off Valley Stream Dr. were discussed. The board will meet with landscapers to explore possible development options.

Vehicle Use in Common Areas: The HOA attorney responded that the HOA may regulate vehicle use in common areas but cannot regulate public roadways. The board will notify the Lincoln Police Department (LPD) of the issue and request enforcement. This concern was raised at the annual board meeting in 2024. Golf carts are prohibited on city streets under the Lincoln Municipal Code, specifically Chapters 10.04 and 10.40, which define vehicles and regulate their operation, classifying golf carts as unsuitable for road use due to their lack of required safety equipment. Unless modified and registered as low-speed vehicles per Nebraska state law (Neb. Rev. Stat. § 60-6,380), golf carts are barred from public streets. The Lincoln Police Department has reinforced this restriction, with violations potentially leading to citations and impoundment. This reflects Lincoln's strict enforcement of the ban.

Fertilizer for Common Areas: The board discussed providing fertilizer for common areas along 32nd Street. Members will be contacted to determine need.

Fence Maintenance Along 27th Street: The board will follow up with American Fence Company maintenance for the fence along 27th Street. The board will also arrange a meeting with the insurance agent that handles the HOA's liability and board policies.

Next Meeting Plans: The next meeting will include a discussion with the insurance agent regarding risk management issues.

The meeting adjourned at: 8:05 PM.

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: April 8, 2025