

Wilderness Hills HOA Meeting Minutes

Date: Tuesday, April 8, 2025

Call to Order: 7:06 PM. Present were Ryan McClure, Judy Sinner, and Jason Hayes.

Approval of Minutes: Judy motioned to approve the March 18, 2025, meeting minutes, which were approved.

Insurance Presentation: Jon Dunham, Farm Bureau agent, presented an overview of the HOA's insurance coverage. The HOA has director and officer insurance, and the general liability policy covers the commons area. Coverage for HOA signs and fences is a set amount per occurrence with a related deductible.

Financial Report: The March 2025 financials were reviewed. Legal fee expenses were paid. Outstanding dues receivables for 2024-25 total \$10,920.18. The board discussed the process for collecting prior years' dues.

Previous Items:

Update on Deeded Area: Ryan will contact Lincoln Federal regarding the areas proposed for deeding to the HOA. The board discussed parceling off non-contiguous tracts.

Lawn Mower Maintenance Update: Contractors are responsible for cleaning and leveling the area off the Treeline commons where excess materials were dumped.

Valley Stream and South Creek Waterways: Dead trees were removed along the waterways. The board discussed reducing tree planting by 25% to ensure the bid covers maintenance and watering of remaining trees.

Tree Planting Along 27th Street: The board discussed replacing dead trees along 27th Street north of Hoy Street with new ones.

New Items:

Covenant Compliance: The board will send a letter to a homeowner who has not repaired siding within a year, notifying them of non-compliance with HOA covenants.

Fertilizer for Common Areas: The board agreed to provide fertilizer for common areas along 32nd Street and Keystone Commons.

The meeting adjourned at: 8:06 PM.

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: [Date to be filled upon approval]