

## **Wilderness Hills HOA Meeting Minutes**

**Date:** Tuesday, May 20, 2025

**Call to Order:** Present were Ryan McClure, Jon Sinner, Bryan Seck, and Judy Sinner.

### **New Business:**

**Approval of Minutes:** Judy motioned to approve the April 8, 2025, meeting minutes which were approved.

**Financial Report:** The April 2025 financials were reviewed. There was a question on the \$11,451.16 listed in repair and maintenance. This is the down payment for the waterway development. Judy will ask Elizabeth to move that expense to the landscaping line item. Signature cards were signed by Ryan, Bryan and Judy. A check was signed for Big Bear for mowing and to Judy for advertising the garage sales.

**Roundabout mowing and landscaping:** CC Contracting will mow the two roundabouts on the east end of the WH neighborhood as well as other areas that need to be mowed with a tractor.

**Keystone Commons Update:** Judy, Jon Hanseling and Jan Morris have volunteered to be on the committee to make a recommendation to the board on development of the commons area on Keystone. Ryan may also join the meeting. Judy will be meeting with William Frye to discuss possible options to take to the committee.

**Landscaping and mowing issues:** Homeowner on Treeline would like to do some landscaping on the land adjacent to the property. The board approved this. There will be additional tractor mowing. The areas that were just deeded to the HOA as well as areas behind homeowners will be mowed monthly. Ryan will let home owners know.

A homeowner notified Ryan about the curb at their property that is chipped. Ryan will let them know that they should contact the city for repair or replacement.

There is an area close to the Waterford that does not have sidewalk. Ryan will ask Shelly if the continuation of the side can be completed.

**Motor bikes on the sidewalk:** There have been complaints about the motorized bikes on the sidewalks. There was a discussion about the legality of the motorized bikes on the side walks and the golf carts in the street.

### **Previous Items:**

**Update on Deeded Area:** Ryan has signed two of the deeds for the property that has been deeded to the HOA. The larger lot has not been deeded over.

**Valley Stream and South Creek Waterways:** Landmark Landscaping will be planting trees along the waterway sometime in the next month. Judy will post something on FB.

**Tree Planting Along 27th Street:** Replacement trees will be planted along 27<sup>th</sup> Street when the waterway is completed.

**American Fence** will begin maintenance on the 27<sup>th</sup> Street fence the week of June 2, 2025. Ryan will send out a flyer to those home owners to let them know of the work. Judy will post this on Facebook. There was a discussion on the purpose of that fence. The fence is not designed to be fencing for each individual homeowner. It is basically a decorative fence to separate the area from 27<sup>th</sup> Street.

**The meeting adjourned at:** 7:50 PM.

**Prepared by:** Judy Sinner, Vice-president

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