

## **Wilderness Hills HOA Meeting Minutes**

**Date:** Tuesday, June 17, 2025

**Call to Order:** 7:09 PM. Present were Ryan McClure, Judy Sinner, Jason Hayes, and Bryan Seck.

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

**Financial Report:** The board discussed moving an amount to the landscaping category to properly reflect the budget item. Checks to be signed include water reimbursement for the commons, monthly mowing for Big Bear Lawncare, two Landmark Nursery invoices for trees on 27th Street, and one check for Judson Irrigation to start service and irrigation near the neighborhood entrance monument sign.

**Annual Meeting Planning:** The annual meeting is scheduled for October 21, 2025, at 7:00 PM. The board is seeking a larger venue than last year's location.

**Keystone Commons Development:** Frye Company previously provided a plan with a concrete slab. Judy will contact a Roca company for additional plans.

### **Gift of Areas to HOA:**

**Property Assessments:** All county areas, including commons, have an assessed value. A Form 451A needs to be filed for 13 parcels. A tax statement was sent to Lincoln Federal.

**Lincoln Federal Land Discussion:** Discussion clarified that areas are gifted to the HOA when all lots in a section are platted. Jason and Judy will set up a meeting with Lincoln Federal to discuss the area being gifted to the HOA.

**Roundabouts Near Hohensee:** Two roundabouts overgrown with grass were reported to the city. The city contacted the HOA, despite Lincoln Federal owning the land. The board will discuss maintenance responsibilities with Lincoln Federal.

**Waterford Sidewalk Update:** The sidewalk at Waterford is on Waterford's property, requiring the landowner to construct it.

**Tree Planting Update:** Trees were planted between Valley Stream Dr. and South Creek, and the project is complete. Residents watered the trees, aided by ample rain in May and June. The home owner on 9511 Keystone requested a tree noting that they did not get one. The landscaping company was responsible to determining where trees should be planted.

**Decorative Fence Maintenance:** Maintenance of the decorative fence along 27th Street, separating the area from 27th Street, is complete.

**Credit Card Payment Update:** Paperwork has been filed with the Secretary of State and is being filed with federal authorities. The goal is to implement credit card payments by October, pending federal approval.

**Covenant Compliance:** Notice will be sent to 9524 Keystone Drive to repair damaged siding to comply with HOA covenants.

**Tree and Path Maintenance:** The board will trim the underside of a pine tree at Keystone Commons and a branch overhanging the path. Paperwork will be filed with the city to replace some street trees on the commons.

**The meeting adjourned at:** 8:19 PM.

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

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