

## **Wilderness Hills HOA Meeting Minutes**

**Date:** Tuesday, July 15, 2025

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

### **New Business:**

**Approval of Minutes:** Ryan motioned, with a second from Bryan, to approve the June 2025 meeting minutes. Minutes were approved and will be posted on the HOA website.

**Financial Report:** The June financials were discussed noting that we are 75% through the fiscal year and spending is at 38%. There will be larger expenses that will occur between now and the end of the year (mowing and Keystone commons). Checks signed were to American Fence (\$7,147.04) for the maintenance on the 27<sup>th</sup> street fence and \$2,645 to Big Bear for mowing, etc.

**Commons usage:** There was a discussion on the FB posts and picture of the flag “drawn” on the WH commons. After some discussion, the board decided that we will garner information from the by-laws, articles of incorporation, covenants to see what restrictions/rules are already in place on the commons and usage. The HOA board will provide information for discussion to the members at the annual meeting.

### **Old Business:**

**Keystone Commons Development:** The committee has met once and will meet again this week to confirm plans on the development. Several companies have been contacted for equipment. Tentatively we are planning to install four tables (one accessible), concrete slab with sidewalk to slab and one permanent corn hole game.

**Land conveyance information:** Jason and Judy are still planning to meet with Shelly at Lincoln Federal. There was a discussion on who signed the previous parcels that were given to the HOA. Previous parcels were signed by someone at the bank. There was a discussion on the process for approving projects. The articles of incorporation state that the bank has 51% of the vote until all lots are sold in the area. The board will review the by-laws and covenants. Jason will give his opinion on the by-laws and articles of incorporation.

**Online payment/credit card update:** The HOA is at a standstill on the online payment process. We were hoping to have that available by the time that 2025 dues were paid. We are still waiting for the EIN paperwork for Ryan’s signature. Ryan will contact Elizabeth to see what needs to be done to complete this project.

**Roundabouts mowing:** Ryan will check with the city to see who is responsible for roundabouts. The mowing company mentioned that they were under the impression that roundabouts were the responsibility of the city.

**Other business:** Tree and shrubs need to be trimmed in the Keystone commons area as well as the boulevards. There are several bushes that are too high which makes visibility difficult when turning onto the street. A complaint was received regarding digging off of Hoy Street and a truck parked

on 29<sup>th</sup> and Del Rio. First right of refusal on the sale of property within the neighborhood was also discussed. Again, we will check the by-laws for guidance.

The board went to check on the status of the newly planted trees on Valley Stream Dr. Looks like some trees are not getting watered. Ryan will ask the mowing company to regularly water the trees throughout the summer.

Still looking for a place to hold the annual meeting. Meetings were previously held at the Holiday Inn. Judy will check to see if it is available.

**The meeting adjourned.**

**Prepared by:** Judy Sinner, VP

**Approved by HOA Board on:** August 19, 2025