

## **Wilderness Hills HOA Meeting Minutes**

**Date:** Tuesday, August 19, 2025

**Call to Order:** 7:02 PM. Present were Ryan McClure and Jason Hayes.

**Approval of Minutes:** Ryan motioned to approve the July 15, 2025, meeting minutes. Minutes were approved and will be posted on the HOA website.

**Financial Report:** The July 2025 financials were reviewed, with expenditures at 54.4% of the annual budget (fiscal year starting October 1, 2024). Payments included \$7,147 for fence repair and \$2,645 for mowing and lawn care. A payment of \$3,200 was made for light replacement on the monument sign. Checks to be signed included \$240 for the PO Box and \$3,955.50 to Big Bear Lawn Care.

### **New Business:**

**Covenant Enforcement:** Jason will provide a summary of the HOA's responsibilities to enforce covenants at the September meeting. An inquiry was received at Shadowbrook regarding additional cars parked in a driveway. The board noted that covenants prohibit rental subleases in the HOA area.

**Annual Meeting Planning:** The annual meeting is scheduled for October 21, 2025, at 7:00 PM at Horizons Church, 3200 Grainger Pkwy, Lincoln, NE. Ryan will contact the Lincoln Police Department (LPD) to arrange for an officer to attend and address questions about scooters, golf carts, and related issues.

**Comparison to 2017 Minutes:** The board noted similarities between 2025 discussions and 2017 minutes regarding ATV use and the gifting of property from Lincoln Federal to the HOA.

### **Old Business:**

**Commons Usage:** Jason will research customary requirements for HOA commons usage by members, including requests, approvals, and decorations, and present findings at the next meeting.

**Keystone Commons Development:** Judy is obtaining quotes for six park benches, picnic tables, trash cans, and recreational cornhole concrete pad installation. Ryan will gather additional information from Sitescape for the project.

**Fence Along 27th Street:** The fence repair is complete. The board noted that a full replacement may be needed after five years.

**Tree Trimming at Keystone Commons:** Bryan and Jason will trim trees on the east side of Keystone Commons near the commons area this upcoming weekend.

**Online Payment/Credit Card Update:** A payment portal and QR code have been created and will be included in the annual statement. The system will go live when statements are mailed out later this fall.

**Roundabout Mowing:** The city claims the HOA is responsible for mowing the roundabouts near Hohensee, but the board is awaiting further clarification.

**Meeting Adjourned:** 7:56 PM.

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

**Approved by HOA Board on:** September 16, 2025