

Wilderness Hills HOA Meeting Minutes

Date: Tuesday, September 16, 2025

Call to Order: 7:00 PM. Present were Ryan McClure, Judy Sinner, Jason Hayes, and Bryan Seck.

Approval of Minutes: Motion was made to approve the August 19, 2025, meeting minutes. Minutes were approved and will be posted on the HOA website.

Financial Report: The financials for August 2025 were reviewed, with most categories within budgeted levels. The fiscal year ends September 30, 2025. Expenses for landscaping were lower than anticipated, and checks were signed for landscaping and mowing. The board is awaiting commons-related invoices and if received in the next two weeks will be paid to ensure payment within the current fiscal year.

New Business:

Annual Meeting Planning: The annual meeting is confirmed for October 21, 2025, at 7:00 PM at Horizons Community Church, 3200 Grainger Pkwy, Lincoln, NE, with audio/visual equipment available if needed. A slate of officers for nominations will be presented at the board meeting. A draft of the 2025-26 budget is being prepared for consideration and adoption at the annual meeting.

Commons Trail Update: Ryan will obtain an update from Parks and Rec regarding the trail installation date for the commons area between 32nd St and Autumn Meadow Lane, with information expected before the annual meeting.

Community Survey: The HOA Board will create a Google Form survey to gather community input on future HOA projects, focusing on five- and ten-year development plans. The survey access information will be mailed with the annual dues notice.

Solar Panel Installation Approval: A solar panel installation plan for 3022 S. Creek Rd., Lincoln, NE, was reviewed and approved. With the federal credit incentive ending December 31, 2025, additional homeowner requests for solar panel installations are anticipated.

Old Business:

HOA Duties and Responsibilities: Hayes presented a report on HOA duties and responsibilities based on bylaws, covenants, and articles of incorporation.

HOA Dues Payment: HOA dues for the current year and any years in arrears are payable online, with a convenience fee for processing online payments.

Keystone Commons Development: Development plans for Keystone Commons are progressing, with final items including picnic tables, benches, a cornhole playing area, and trash receptacles being completed soon.

Annual Meeting Agenda: The board discussed the proposed agenda for the October 21, 2025, annual meeting.

Commons Decorations Policy: The board discussed decorations in the commons area initiated by homeowners. While covenants do not explicitly prohibit decorations (e.g., seasonal lights or flags), the HOA's authority to establish rules was noted. Proposed guidelines for decorations, including an approval process, will be presented at the November meeting.

Monument Christmas Lights: Installation of Christmas lights at the monument will proceed later this year.

Covenant Enforcement: A letter will be sent regarding a covenant violation for failure to maintain siding at 9524 Keystone Dr., Lincoln, NE, prepared by the Board Secretary.

Meeting Adjourned: 8:08 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: October 18, 2025.