

## **Wilderness Hills HOA Annual Meeting Minutes**

**Date:** Tuesday, October 21, 2025

**Call to Order:** 7:09 PM. Present were Ryan McClure, Judy Sinner, Jason Hayes, Bryan Seck, and 33 members in attendance.

**Opening Comments:** Meeting convened with welcome by Ryan McClure, President, and introductions. Wilderness Hills is in its 20th year, with over 750 built-out lots from Rokeby to 27th and Tree Line Drive. Equal membership for all lots, managed by a volunteer board conducting HOA business.

**Q & A Lincoln Police Department:** Officer Chris Johnson, 2nd shift supervisor for southeast Lincoln, addressed golf cart regulations: at least 4 wheels, max seating 4, driver's license and insurance required, permitted on streets (not trails or sidewalks) during daylight hours, 25 mph limit on residential streets, not in congested districts. Speeding complaints can be lodged via Uplink, potentially resulting in officer or traffic trailer deployment (typically near schools). Speed bumps require city engineering approval and HOA funding. Parking cars on streets slows traffic; commercial vehicles (20ft or longer) prohibited in angled parking except for loading/unloading, max 24 hours. Fireworks permitted only July 3 and 4. Yield/stop signs require city engineering approval with speed/traffic studies. Scooters (under 100 lbs., 35 mph or less) allowed on streets and sidewalks; gas-powered mopeds prohibited on sidewalks. Crime remains low, primarily unlocked vehicle theft or open garage doors, with limited vandalism.

### **Business:**

**Meeting Minutes:** September meeting minutes will be submitted for approval at the November meeting and will be posted on the HOA website. Monthly meetings are held on the 3rd Tuesday each month at the Wilderness Hills Flats Clubhouse. Wilderness Hill HOA.com is the website.

**Report and Map on Areas Gifted to Wilderness Hills Homeowner Association Plus Assessment Fees:** Shelly Simonson from Lincoln Federal Bancorp, Inc. reported areas now turned over to the HOA, including commons along Tree Line Drive. Purple areas on the handout are conservation easements managed by the NRD for flood water management. The HOA is responsible for cleaning and maintaining these areas; property taxes will be assessed at a significantly lower rate than residential property, beginning next year. Non mowed areas near 30th and South Creek Drive were noted as conveyed property. The HOA needs to set a standard of care for number of times common areas are mowed. Board would appreciate input from members to set those standards. The new apartment buildings do not pay into the HOA. The townhomes and Smitter development lots pay into the HOA.

**Wilderness Hills Park Update:** The city owns the property of the future park near castle pine and tree line drive. There was a recently complete land transaction. The city will wait for construction of the park because it is being co-located with the school so they will wait until the bond issue occurs and LPS starts construction of the school. If Wilderness Hills community makes our own park there would be liability incurred upon the HOA. The HOA could obtain insurance to build a park if there was a desire of the membership to do so. Four lots were purchased for the park from LPS. Discussed the possibility of using additional land in the commons for a park. 64 lots remain

for sale and streets will go in. Lincoln Federal should be completed in the next 3 years. Impact fees charged is supposed to cover the cost of the park.

**Update on Keystone Commons Area:** Development plans, approved last year, include picnic tables, benches, cornhole, and trash receptacles. The HOA is securing a contractor to install concrete and benches; a grounds and maintenance company will handle trash collection. Heavy-duty park-rated benches and receptacles will be purchased. Board will create guidelines for commons area use.

**Financial Report – Presented by Money Smart Inc.:** Elizabeth Reeves reviewed FY 24/10/1/24 - 9/30/25 finances: total expenses \$81,536.74 (landscaping \$56,612.23), actual revenue \$84,168.73 (dues \$75,374.80, late fees/interest \$8,793.93). Reserves total \$265,000, with \$146,000 in a certificate of deposit. The HOA is a full-service client of Money Smart Inc., handling accounts payable, record keeping, annual invoicing, payment tracking, and coordination with closing/title companies. Checks signed by designated board members; online payments now active. Once all areas are turned over, the board may switch banks from Lincoln Federal Bancorp, Inc. Fiscal year runs Oct 1–Sept 30; no specific reserve target, but surplus covers potential emergencies. Annual 990 nonprofit filing completed. Insurance deductible covered by reserves; coverage details available with minutes.

**Online Payment/Credit Card Payment Update:** Elizabeth Reeves from Money Smart Inc. confirmed online dues payments are now available with a convenience fee.

**Approval of the Proposed Budget for 2026:** Judy Sinner presented the budget narrative (attached). Last year dues increased from \$100 to \$150 to address land gifting, to remain at \$150 for at least two years. FY 2026 proposed expenses \$156,000.00, projected revenue \$133,130.00 (dues \$124,650.00). Key narrative notes:

- **Advertising and Promotion:** \$60 reflects FY 2025 expenses.
- **Bank Charges:** \$80 covers potential stop payment fees.
- **Computer and Internet:** \$1,700 includes Design by Bridget website services, Google Services fee, and planned membership surveys.
- **Christmas Lights:** \$700 for entry installation (HOA owns lights); increase anticipated.
- **Dues and Subscriptions:** \$60 for \$53 Nebraska Farm Bureau membership (provides liability insurance).
- **Insurance:** \$5,000 covers liability; annual broker review for adequate coverage.
- **Keystone Commons:** \$40,000 for approved FY 2025 work to complete in 2026.
- **Landscaping and Groundskeeping:** \$85,000 includes mowing/maintenance of expanding common areas, Big Bear provider quote incorporation (estimate; actual TBD), and Wilderness Hills Blvd. street island enhancements.
- **Postage and Delivery:** \$1,700 for FY 2025 mailings plus new semi-annual newsletter.
- **Professional Fees:** \$12,000 includes MoneySmart's \$665.50 monthly fee plus extra work (online payments, USPS box, covenant research, etc.).
- **Repairs and Maintenance:** \$5,000 for anticipated needs, including Keystone sidewalk.
- **Taxes and Fees:** \$2,000 for potential taxes/fees on new property (amount unknown).

- **Utilities:** \$2,000 from Lincoln Electric System and Lincoln Water & Wastewater; increase built in. Motion to approve budget made by Ryan Maxon, seconded by John Volnikov. Motion approved.

Motion to approve budget made Ryan Maxon, seconded by John Volnikov. Motion approved.

Motion to set 2027 dues at \$150 per member made by Ryan McClure, seconded by Judy Sinner. Motion approved.

### **Election of Officers**

- **Director – Bryan Seck – 3-year term** (October 2025–September 2028; previously completed final year of prior term).
- **Secretary – Jason Hayes – 3-year term** (October 2025–September 2028; previously completed final year of prior term).

Both nominated and approved by membership. Other officer positions not scheduled for election until 2026 and 2027:

- **President:** Ryan McClure (October 2023–September 2026).
- **Vice President:** Judy Sinner (October 2024–September 2027).

**Commons Usage – Discussion on Requests, Approvals and Decorations:** Ryan McClure noted Board approval required prior to commons modifications. Discussion on July 4th flag decoration; contact Board before any changes. Guidelines to be presented at November meeting.

**Meeting Adjourned:** 8:38 PM

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

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