

Wilderness Hills HOA Meeting Minutes

Date: Tuesday, November 18, 2025

Call to Order: 7:04 PM. Present were Ryan McClure, Jason Hayes, and Bryan Seck

Approval of Minutes: Motion was made to approve the September 16, 2025, meeting minutes. Minutes were approved and will be posted on the HOA website. Annual meeting minutes will be approved at the next annual meeting.

Financial Report: Signed three checks. Yard guys will service trash cans during mowing. Received monthly financials from Money Smart; \$437,281 on hand (P&L reviewed). At some point, complete a routine audit (HBE could conduct it).

New Business:

Distribution of Annual Meeting Minutes: The unapproved minutes will be posted online. The board discussed sending via USPS to all homeowners versus posting a notice on Facebook directing residents to the website. A plan was made to send a newsletter by February 1, 2026, requesting survey and email information, and providing insight into 2026 projects.

Posting the 2026 Budget on the Website: The board agreed to post a simplified, clarified budget on the website moving forward. No legal requirements for permanent or limited-time posting were identified.

Sketch/Proposal for Keystone Trail Connection: The board reviewed the layout and information provided. Further review of the design will occur over the next month, with discussion and next steps planned for December.

Commons Area Items: The board will begin drafting minimum standard of care guidelines for commons areas. Insurance review will be conducted with the agent regarding liability for expanded land area after the Keystone connection, including costs of additional commons areas.

For mowing at South Creek Rd to Treeline Rd, the board will check with the local Natural Resources District (NRD) for proper cutting height and best practices. Schedule for 2026 volunteer cleanup days was set for spring and fall (equinox cleanup days) and a community celebration.

Official Announcement of 2026 Officers, Dues Amount, and Key Decisions: This will be included in the February newsletter. Notices will be posted on Facebook directing residents to the "Minutes & Documents" section of the website for additions.

Record-Keeping Best Practices: The board confirmed a sign-in sheet/attendee list from the annual meeting (Judy had a property owner check-in list). A sign-in sheet will be passed at future annual meetings, and attendee lists will be included in the minutes. Judy made a list of interested volunteers (including Ryan Maxon and others) and board will follow up for days of action.

Scheduling Regular 2026 Meeting Dates and Key Events: The board proposed and set dates for all 2026 board meetings. Tentative dates will be set for annual insurance review and spring/fall volunteer commons cleanup days (equinox cleanup days and community celebration).

Other Business:

Park Development: Bryan will check with Lincoln Park and Rec regarding development of the park prior to grading of the school and report at the board retreat.

Board Retreat Planning Meeting: The board will have a December board meeting retreat for 2026 planning and project initiation.

Meeting Adjourned: 8:03 PM.

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on:

Next Meeting: December 29, 2025 (board retreat).