

## **Wilderness Hills HOA Meeting Minutes**

**Date:** Monday, January 19, 2026

**Call to Order:** 10:05 AM. Present were Ryan McClure, Judy Sinner, Bryan Seck, and Jason Hayes.

### **New Business:**

**Approval of Minutes:** Motion was made to approve the December 29, 2025, meeting minutes. Minutes were approved and will be posted on the HOA website.

**Financial Report:** The board reviewed the December 2025 financials, including a property tax assessment of \$147.78. Checks were signed for past legal fees. Lancaster County property taxes were paid for each parcel of HOA land.

**Past Due HOA Fees:** Adam Prochaska will send letters out and second notices to some HOA members regarding past-due fees. Liens have been placed on properties owing over \$1,000 for prior year HOA fees. For current HOA fees, second invoices will be sent to past-due members, with approx. 89 members past due, and 20 members past due from 2024. A few members have never paid, owing over \$4,000.

**LES Tree Easement:** The board discussed the LES tree easement, and the removal of trees in easement area this past month.

**Park for Neighborhood:** Impact fees for new development were discussed, including a call to action for community members to contact Parks & Rec.

### **Unfinished Business:**

**Wilderness Hills HOA Financial Review:** Judy provided updates on the ongoing financial review. Judy will provide a financial review estimate from the accountant in February.

**Bids for HOA Liability Insurance:** The board discussed progress on obtaining bids for liability insurance. Judy will obtain quotes on liability insurance for discussion in February.

**HOA Commons Usage by Members:** The board discussed recent member modifications for commons areas involving Christmas decorations, flag paintings, and tree lighting. The board will create guidelines for members to make requests for modifying commons. Jason will prepare a draft document, and the board will obtain information to notify owners of potential liability.

**Keystone Commons Improvement Project:** Ryan provided updates on the Keystone Commons completion by April 1st, to coincide with spring activities. The project involves the construction of park benches, eating area, concrete pad, and cornhole game areas.

**HOA Member Newsletter:** The board discussed the upcoming newsletter, including content on the 2026 budget, annual meeting, board meeting dates, Keystone Commons, clean-up day,

committees, and a member survey. The first will be a mailing, but in the future Mailchimp or Constant Contact will be used for distribution.

**Volunteer Clean-Up Day:** The board reviewed the volunteer clean-up day set for April 11, 2026.

**Ad hoc Committees:** The board discussed creating ad hoc committees, including landscaping, review improvement, finance committee, and planning committee.

**Broken Traffic Signs:** Discussion on broken traffic signs near Tanner's and Tree Line Drive.

**HOA Monument Signs:** Monument discussion was held on creating additional monument signs for the community at the east and north entrances.

**Meeting Adjourned:** 11:04 AM

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

**Approved by HOA Board on:** February 17, 2026