

Wilderness Hills HOA Meeting Minutes

Date: Tuesday, February 17, 2026

Call to Order: 7:02 PM

Present: Ryan McClure, Judy Sinner, Jason Hayes, and three owner members.

Approval of Minutes: Motion was made and carried to approve the January 19, 2026, meeting minutes. Minutes will be posted.

Financial Report / Checks to be Signed: Checks to be signed: Rembolt Ludtke for legal fees. The HOA is caught up on liens for past dues over \$1,000.

New Business / Updates:

Covenants and Plats on HOA Website: Covenants for Additions 12 & 14 are not online. Ryan will obtain from Lincoln Federal for publishing online. Covenants for Addition 13 is posted consistent with others.

Fencing from Tree Line and Castle Pines: Fencing should be all taken care of. The corner lot on Tree Line has been addressed regarding setbacks. HOA received a question from a homeowner on this matter.

Trees along 27th Street and Smetter Townhomes: There was a complaint stating that the trees were an impediment to safe vision when pulling on to 27th street. Wood fence with pillars was built by Lincoln Federal near Hoy Street. The HOA has not received any new information. In addition. The City indicated they will plant trees after street widening work is completed. HOA Board needs to obtain a new email for the Smetter group (last email bounces).

Lancaster County Health Department Complaint at Wilderness Hills and Tree Line: The Health Department contacted the HOA with this complaint. Storage building area near the ditch has building debris. HOA has until this Friday to take action. Shelley from Lincoln Federal is attempting to get builders to clean up. If no action by Friday, HOA will hire a company to remove debris. LPS parcel also has debris (concrete washout); Ryan will contact Shelley regarding cleanup.

Past Due HOA Fees / Letters: Attorney Adam Prochaska, at Rembolt Ludtke, sent letters to homeowners with outstanding balances.

HOA Financial Review: Discussion on conducting a financial review every 3–5 years with Money Smarts (handles finances, dues collection, reminders). Bid received from HBE; additional bids to be obtained to determine which company to proceed with.

HOA Liability Insurance: Renewed in July for over \$5,000. New bid from Barney Insurance Group: \$4,000 if paid in one lump sum (includes board of directors' liability insurance; higher limits). Cornhusker Insurance will provide a quote. Bid good for 3 months; will revisit closer to renewal.

HOA Commons Usage by Members: Jason will send a draft document to the group for edits over the next month (covering requests, approvals, decorations, etc.).

Keystone Commons and Park Benches / Concrete Cornhole: Ryan obtaining bids on concrete for the commons area. Plan to get three bids for comparison.

Semi-Annual Newsletter: Planned for the next few weeks; draft to be prepared and sent for editing. (Discussion included platform options and article assignments from prior context.)

Volunteer Clean-Up Day: Scheduled for Saturday, April 11, 2026. Fall clean-up date to be adjusted to avoid conflict with a football home game.

Issue at 9631 Autumn Meadow: Erosion issues near the home; may require additional riprap to shore up soil loss.

Accessory Buildings / ADUs: Accessory buildings must match home style. The process from getting approval is to check with city building inspector, then submit design/project to Lincoln Federal for approval. After all units purchased, HOA review applies. The City of Lincoln is considering allowing Accessory Dwelling Units (ADUs) limited to 750 sq ft with setbacks. Board will research and report back at March meeting.

Other: Minutes from January meeting will be posted. Garage sale dates to be determined over the next month. Community boundaries noted: 789 discreet owners from Wilderness Hill Blvd to Rokeby Rd., and from 27th to Tree Line Drive (not extending to 40th Street).

Meeting Adjourned: 7:42 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: March 17, 2026