

Wilderness Hills HOA Meeting Minutes - Unapproved

Date: Tuesday, March 17, 2026

Call to Order: 7:02 PM

Present: Ryan McClure, Judy Sinner, Jason Hayes, and Bryan Seck.

Approval of Minutes: Motion was made by Judy and carried to approve the February 17, 2026, meeting minutes. Minutes will be posted.

Financial Report / Checks to be Signed: The February 28, 2026, financial report was reviewed. The budget is on target with no major variances. Actual expenses to date: \$11,066.84. Cash on hand: \$375,496.44. Checks to be signed: Lancaster County treasurer for payment of property taxes, and payment to Big Bear Lawn Care.

New Business / Updates:

Weed Board: Ryan reported that the HOA received a complaint this past week regarding noxious weeds in 3 areas south of the neighborhood on recently transferred land from the developer to the HOA. Big Bear Lawn Care will handle the issue. They will spray for preemergent weeds. This will be a priority for their next visit.

Review of Meeting with Big Bear: Ryan discussed the maintenance schedule with Big Bear for high growth areas.

Waterway Erosion: Erosion is occurring in the waterway. Watershed management was contacted to come survey the area and determine the maintenance needed to correct the issue.

Mulch Placement for Spring: The HOA is preparing for spring mulch placement. Ryan will obtain bids.

Wilderness Hills HOA Guidelines for Use of Commons (draft): Jason will review the final edits next week for modifications, with final approval given by board members via email. The guidelines will be sent to members in the April mailing.

Wilderness Hills HOA Membership Survey 2026 (draft): Jason plans to distribute the survey with the Newsletter on April 1st. It will also be available as an online form.

Wilderness Hills HOA Spring Newsletter: Jason will receive edits from the Board by March 24th, with planned mailing to follow.

Old Business:

Liens: Liens will be filed for Maxwell, Meskin/Saydo, and Bryan Johnson. The liens have been signed.

HOA Financial Review: HBE bid approximately \$4,500. Judy will contact HBE to move forward with the audit.

HOA Liability Insurance: Will change when the policy is renewed.

Keystone Commons and Park Benches / Concrete Cornhole: In progress, planned completion in April.

Volunteer Clean-Up Day: Scheduled for Saturday, April 11, 2026. Information will go out in the newsletter and on social media. The event will begin at 9:00 AM. Residents are asked to post pictures of the clean-up online with #WildernessHillsCleanUp.

Meeting Adjourned: 8:03 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: