

Wilderness Hills HOA Meeting Minutes – Approved

Date: Wednesday, June 17, 2026

Call to Order: 7:02 PM

Present: Ryan McClure, Judy Sinner, Jason Hayes and six HOA members

Approval of Minutes: Motion was made and carried to approve the May 19, 2026 meeting minutes.

Financial Report / Checks to be Signed: The May 31, 2026 financial report was reviewed. Professional fees total \$7,288.70. 95% of HOA fees have been paid this year. Notices of delinquencies were sent six months following the due date. Six people inquired about late fees. Question was asked and lawn cutting is paid for each visit. Checks signed: Big Bear Lawn Care and Quality Press Printing.

New Business

Commons Maintenance Discussion: There was Facebook discussion regarding maintenance of the Commons Areas. Comments addressed frequency of mowing and weeding (scheduled approximately every two weeks, depending on weather). Better mowing is needed in the ditch south of Valley Stream Drive and weeds need removal along Wilderness Hills Blvd. The company will be alerted. Suggestion was made to hire a landscaper for detailed areas that Big Bear's large mowers cannot reach. Ian was noted as easy to work with. Rain Sun and Us was mentioned as a possible landscaper. The need for a grounds specialist will be brought up at the annual meeting. Homeowners provided favorable comments regarding current vendor.

Painted Flag in Commons Area: Discussion was held regarding a request to paint a U.S. flag in the commons area. A homeowner attended and objected, while the homeowner who paints the flag attended and spoke in favor. The HOA granted approval for this year's U.S. flag as a temporary decoration under the Guidelines for Use of Commons Areas. Documentation from various groups approving ground-painted flags was presented. The flag is anticipated to be displayed approximately June 28 through July 11. It will be mowed once the grass grows and distorts the design.

HOA Guidelines for Use of Commons – Grievance Process: Requests for temporary decorations must be made prior to placement, or items will be removed. The board discussed requiring notice to the Board 60 to 45 days in advance for approval at an intervening board meeting.

Old Business

Watershed Department Consultation (32nd Street Commons): Riprap needs to be removed, along with bricks and other rubble placed in the stream by neighbors, which has accelerated water flow and increased erosion. The HOA will raise this issue at the annual meeting. There is also a sidewalk to "nowhere" along the creek that was mentioned by a member.

Theft of Erosion Control Boulders – Follow Up: It was determined that rocks were removed from construction sites with the permission of the developers. There is no evidence of actual theft of rocks placed for erosion control in surrounding areas.

Responses from Survey Mailing and Newsletter: Jason will collect the responses and compile a preliminary report for the next meeting.

Information on Quorum from Attorney: An audit of the bylaws will be conducted with recommendations for changes in contemplation of the final sale of lots and handover of all areas to the HOA.

Rental Homes in Wilderness Hills Area: The HOA will send a letter to offending homeowners when notice of a “for rent” sign is received. There are reports of Airbnb’s in the neighborhood. The HOA will take action against offending properties. Airbnb rentals is not permitted under the property subdivision covenants.

HOA Liability Insurance: The new policy goes into effect July 13, 2026.

Keystone Commons and Park Benches / Concrete Cornhole: Bids reviewed: \$4,860, \$7,200, and \$10,600. Motion made to accept the bid from JA. Motion adopted unanimously.

Other Business: (No additional items noted.)

Meeting Adjourned: 8:12 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: July 20, 2026