

Wilderness Hills HOA Meeting Minutes – Approved

Date: Monday, July 20, 2026

Call to Order: 7:02 PM

Present: Ryan McClure, Judy Sinner, Jason Hayes, and homeowners Debbie Pohlmann, Kristy Whitmer, and Dwayne Marvin.

Approval of Minutes: Motion was made and carried to approve the June 17, 2026 meeting minutes.

Financial Report / Checks to be Signed: The June 30, 2026 financial report was reviewed. The HOA currently has \$113,698 in its checking account and \$106,218 in savings.

Checks prepared and signed:

- Barney Insurance: \$3,918.00
- Big Bear Lawn Care: \$3,600.00 for mulch
- Big Bear Lawn Care: \$4,955.00 for mowing

New Business:

Mosquito Issue – Autumn Meadow / Autumn Ridge: Homeowner Debbie Pohlmann attended to discuss the mosquito problem in the waterway behind her home. The Board discussed the issue and potential solutions. Debbie agreed to purchase mosquito dunks for the area behind her home, and the Board offered to reimburse her for the cost.

Waterway Erosion – Commons Along 32nd Street: Discussion of the mosquito issue led to concerns about erosion along the waterway in the commons near 32nd Street. Debbie noted that the erosion behind her home has widened considerably and that rocks placed in the creek have not resolved the problem. Ryan reported that the Board met with representatives from the Lincoln Watershed Company several months ago regarding the waterway and erosion. The Board plans to make this an agenda item at the annual meeting. Funds will need to be included in the budget for a survey of the waterway and development of a plan to address the erosion and prevent further issues. The survey is expected within the next year, with repair cost estimates anticipated the following year. The Board will seek a study to determine next steps for controlling bank erosion in the commons area. Funds will likely need approval at the annual meeting given the likelihood of costs exceeding \$2,500.

Old Business:

Survey Results: Additional survey responses have been received (70 total responses). A preliminary draft of the results is available. Discussion of the full survey results was tabled until the August meeting. The Board will review the draft and provide edits prior to the next meeting. The Board will also discuss when and in what format the results will be released to the community or presented at the annual meeting.

Board Vacancy and Recruitment: The Board currently has one Director position open. Ryan's term as President ends in October. Elections will be held in October. Nominations will be taken at the annual meeting; individuals interested in serving or wanting more information should contact

the Board. Judy will post a message on Facebook seeking volunteers for the open Director position and potentially the President position. Ryan may be interested in serving another term as President and will inform Judy of his decision within the next week.

Annual Meeting: The annual meeting will be held on **October 5, 2026, at 7:00 p.m.** at **Horizons Community Church, 3200 Grainger Parkway**. The Board will schedule the room and prepare materials in advance.

Golf Carts: Discussion was held regarding golf carts and city enforcement. Golf carts are not permissible for underage operators.

City Development in the Park Area Judy sent an email last week to JJ Yost at the City. A response is still pending. Land has been set aside for park development near Tree Line Drive, and impact fee funds have been collected. The community and Board continue to signal the need for progress in this area. Jason will contact Tom Duden regarding possible City Council involvement.

Bylaw Changes – Quorum Requirements: Ryan is in the process of setting up a meeting with the attorney to discuss bylaw changes related to quorum requirements.

Pending Foreclosure Notice: The HOA received a summons providing notice of a pending foreclosure within the City.

Short-Term Rentals / Airbnb's: City Building and Safety was consulted. The owner does not have a required permit. The City recommended contacting the police for any noise or other complaint issues so that a formal record can be established.

Keystone Commons Update (8100 Keystone): Concrete work is expected soon, with construction beginning in August and scheduled completion in September. The project includes picnic tables and ADA-compliant areas.

Waiver of Liability – Lighting in Commons :Discussion was held regarding a waiver of liability related to lighting in the commons area.

Meeting Adjourned: 8:08 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: August 17, 2026