

Wilderness Hills HOA Meeting Minutes – Approved

Date: Monday, August 17, 2026

Call to Order: 7:03 PM

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

Approval of Minutes: Motion was made and carried to approve the July 20, 2026 meeting minutes.

Financial Report / Checks to be Signed: The July 31, 2026 financial report was reviewed. Insurance was paid (including a \$15 late fee). Meeting expenses are over budget due to the deposit paid for the annual meeting facility. Postage expenses for the survey are also over budget. The surplus for property taxes is lower than budgeted. New signature cards were signed for all three accounts. Current balances: Checking \$100,376; Savings \$100,685. No checks had arrived to be signed at the time of the meeting.

New Business:

Recommendations from HOA Liability Insurance Broker: Discussion was held regarding recommendations from the new insurance carrier (Chris Buehner, Barney's Insurance) related to commons areas and activities. Judy sent an email requesting guidance on steps the HOA can take to reduce liability exposure. One example discussed was the use of bounce houses in the commons: individuals must obtain a special events policy (noted by the broker as relatively inexpensive). The Board emphasized that the HOA Guidelines for Use of Commons are important for obtaining and maintaining insurance coverage for commons area usage.

Christmas Lights in Commons: A homeowner spoke about the desire to erect seasonal Christmas lights and requested that the HOA seek a rider from the insurance carrier rather than requiring the homeowner to obtain a special events policy for approximately two months. The Board's current understanding is that individuals placing lights will need to sign a liability waiver and obtain a special event policy.

Items for Annual Meeting: The Board reviewed several items to prepare for the annual meeting:

- Updated roster (requested from the bookkeeper)
- Budget items to include: biennial report to the Secretary of State for non-profit status (\$28), financial review, and consulting with engineers regarding waterway erosion (the Board will also look for matching grants through the NRD)
- Slate of officers for FY 2027 (one vacancy; two candidates identified for President and Director positions)
- Formation of committees to handle grounds, special events, plan review, and approval of use of the commons

Construction Dirt Runoff: Dirt runoff was reported at the intersection of South Creek Road and Del Rio. Judy will contact Shelly regarding the issue.

Update from Meeting with Attorney: Ryan reported on the meeting with the attorney regarding quorum requirements, waiver of liability for special events, and liability insurance for special

events. The attorney is preparing the proper legal items to be voted on at the annual meeting and is also drafting event waivers and proposed Airbnb covenant changes.

Old Business:

Board Vacancy – Recruitment: The Board published a notice of the open Board positions. Two candidates were interested however one individual was only interested in the position of President. Ryan has decided to run for another term as President. Taylor Monks would like to be on the ballot to fill the Director position. Judy's term as Vice-president will end in September, 2027.

Survey Results: Jason is completing input of the final batch of survey responses. This work should be finished next week. Jason will email a preliminary report to the Board for discussion at the September meeting and presentation at the October annual meeting.

Update on Park in Wilderness Hills: The park is scheduled to be designed in 2027 and is not contemplated to be constructed in conjunction with the school.

Rental Homes in Wilderness Hills Area: No additional rental signs have been observed.

Airbnb Homes in Neighborhood: Discussion continued regarding adding short-term rental restrictions to the bylaws. There is an ongoing issue with a property on 34th Street; a letter has been sent.

Keystone Commons Update: Concrete will be poured soon. Equipment has been ordered.

Other Business: A bush on Wilderness Hills Boulevard is obstructing the view. Judy will trim it.

Meeting Adjourned: 8:17 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: September 15, 2026