

Wilderness Hills HOA Annual Meeting Minutes

Date: Monday, October 5, 2026

Call to Order: 7:03 PM at Horizons Community Church, 3200 Grainger Parkway, Lincoln, NE. Present were Board members Ryan McClure (President), Judy Sinner (Vice President), Jason Hayes (Secretary), Shelly Simonson (representing Lincoln Federal), and members of the association.

Opening Comments: Meeting convened with welcome by Ryan McClure, President, in his third year as president. The HOA was incorporated in 2005 and is located from Whispering Wind to Rokeby and from 27th Street to Tree Line Drive, with well over 750 owner members. The volunteer Board's role is to channel member desires and opinions so everyone can get along while managing limited financial resources. Upcoming issues include water erosion repair for the commons area near Tree Line Drive (stream bed) and fence repairs on 27th Street. Big Bear Lawn is the lawn care provider; Money Smart Inc. is the accounting firm handling the HOA's account, membership, and nonprofit compliance. Christmas lights continue to be installed each year near the monuments.

Business:

Approval of Annual Meeting Minutes 2025: Presented by Jason Hayes. Unapproved minutes had been posted online. Motion made, seconded, and approved by vote of the membership. Approved minutes will be reposted; draft minutes from this meeting will be posted within two weeks.

Update on Keystone Commons Area: The area near the food truck location is in the process of being completed. Work includes concrete pads, picnic tables, and benches to facilitate picnics and community activities.

Election of Officers for FY 2027:

- President – Ryan McClure – 3-year term (through September 2029). Nominated; no other nominations. Elected unanimously by acclamation.
- Director – Jen McNally – 1-year term (through September 2027), completing Bryan Seck's 3-year term. Nominated; no other nominations. Elected by unanimous acclamation.

Financial Report – Presented by Money Smart Inc.: Elizabeth Reeves reported approximately \$331,000 in assets (checking, savings, and a locked 12-month CD). Net income was just over \$51,000. Top expenses: Landscaping/Groundskeeping (\$34,006 – Big Bear Lawn), Commons development (\$31,441 – SITESCAPES and JA Concrete), and Professional Fees (\$10,522 – Money Smart and Remboldt Ludtke). Attorney services include filing liens for properties past due \$500 or greater. HOA funds must remain at Lincoln Federal until the developer is no longer associated with the HOA. CD interest rate ranged 3.75%–4.25%. Money Smart prepares each expenditure check, which is then signed by two Board members. Approximately 46% of dues are now paid online via Square (convenience fee applies); check payments remain available. Past three years have been net positive. Members may request financial details from the Board.

Lincoln Federal Update – Shelly Simonson: Liaison between the HOA and developers reported: 3 lots available in the 12th Addition; 64 lots / 19 sold in the 17th Addition; 2 lots remaining in the 18th Addition. Anticipated full property transfer by 2031. Two remaining out-lots have yet to be turned over; the HOA must assume out-lots per the conveyance agreement. A conservation easement conveyed by the NRD does not require the same mowing frequency as other common areas. A question regarding wild pear trees was raised; Ryan McClure will inquire.

Wilderness Hills Membership Survey: Jason Hayes, Board Secretary, presented results of the 2026 Membership Survey (mailed to all 860 households May 28, 2026; answered by return mail or online form; response window through mid-August). 153 responses received (17.8% response rate); 99% owner-occupied; 77% of respondents have lived in the community 4+ years. Overall satisfaction living in Wilderness Hills averaged 4.34 (scale 1–5). Top strengths cited: Neighbors & Community (~114), Safety & Quiet (~52), Convenient Location (~35). Top spending priorities: Landscaping/groundskeeping (93), Complete Keystone Commons (67). Key open-ended themes included common-area mowing & landscaping (~57), park/playground for kids (~47), dues & financial transparency (~26), golf carts/e-scooters safety (~16), and traffic calming/speeding (~15). Discussion noted that the HOA cannot issue tickets for golf-cart or scooter use by minors; concerned residents should contact local police. Speed bumps would cost approximately \$80,000 per LTU estimates. Full survey report is available by request.

Discussion and Approval of Proposed Budget for 2027: Detailed budget report was presented. Discussion included the 32nd Street commons erosion issue and the potential cost of hiring an engineer (Flatwater Group was mentioned as the firm works with HOAs on such projects). Motion made and seconded to approve the budget; approved unanimously. Annual dues remain \$150 per lot for the period October 1, 2026 – September 30, 2027.

Proposed Resolutions: Ryan McClure reviewed voting information disclosures.

- Quorum Standards – Discussion held; resolution adopted unanimously.

Adopted Resolution 1 – Quorum Standards

In order to improve the efficiency of voting and HOA board operations it shall be established that a Quorum of voting members shall be considered present when at least 2/3 of active board members are present for a vote. This number being based on the number of active board members as defined by the current bylaws and rounded down in the case of a total number of board members that is not divisible by 3.

- Proxy Voting – 22 in favor, 4 opposed; resolution adopted.

Adopted Resolution 2 – Proxy Voting

In order to allow for more efficient voting practices for non-board members it shall be established that the use of proxy voting shall be allowed in all votes hereinafter. Online proxy voting shall not be allowed. Any member wishing to vote via proxy must complete a proxy vote form which shall include their name, address, phone number, email address and voting position on the relevant topics at that meeting. This form must be emailed to a

board member prior to the meeting; or for paper voting, must signed and turned into a board member at the meeting by another community member.

- Short-term Rentals – Motion and second to raise the fine from \$150 to \$1,000 per day; amendment adopted; resolution adopted.

Adopted Resolution 3 – Exclusion of Short-Term Rentals

Hereinafter, all members of the HOA shall be forbidden from using their homes or any property within the HOA for the purpose of short-term rentals or any other for profit rental agreements which shall last less than 90 days. This includes VRBO, AirBNB and all other short term rental services apps. Violations of this covenant shall be punishable by a \$1,000.00 fine for each day in which a short-term renter occupies an HOA property or a property is found to be listed or otherwise advertised as available for short-term rent.

- Ban of Accessory Dwelling Units (ADU) – Resolution adopted.

Adopted Resolution 4 – Ban of ADU's

Hereinafter, all members of the HOA shall be forbidden from adding or using any Accessory Dwelling Units on any HOA property. An ADU (Accessory Dwelling Unit) is a smaller, self-contained residential unit located on the same lot as a primary single-family home. The use of these dwellings may impair the aesthetic quality of the HOA property and affect the enjoyment and value of other property. As such the installation or use of all ADU's shall be forbidden.

Wilderness Hills Park Update: Judy Sinner reported communication with JJ Yost, Assistant Director of Lincoln Parks and Recreation. A meeting will be scheduled with owners to discuss construction of a park near Castle Pine Drive at the south end of the school land lot.

Commons Usage – Waiver and Special Event Insurance: The HOA's insurance agent requires that a waiver be obtained from an event organizer to assume liability for any events held, modifications or decorations made to the common's areas. Members must contact the Board before undertaking such activities.

Other Business: The Board will consult with UNL and other engineering firms regarding the 32nd Street erosion issue.

Meeting Adjourned: 9:30 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: _____

Approved by HOA Membership on: [To be approved at next annual meeting]