

# Wilderness Hills HOA

## Directors Meeting Agenda

October 16, 2017

7:00pm

Type of meeting: Annual Meeting

Call to order: 7:03pm

Roll call: Dan and Paul (there were 43 homeowners) Shelley from Lincoln Federal and Russ from Money Smarts.

We had guest from City Planning, Parks and Rec, and Olson Associates at the meeting.

Approval of minutes from last meeting: Dan – motioned, Paul – 2<sup>nd</sup>, approved. There was one revision to the September meetings regarding the quantity of trees needing replaced.

THANK YOU for everyone in attendance.

Old business:

- We received two bids for the Ashe trees that need to be removed and new trees added in the commons areas and along 27<sup>th</sup> street. Nebraska Nursery came in with a bid of \$5091.50 and Eagle Nursery came in with a bid of \$3317. There was a bid for both removing the current ash trees and a bid for replacing missing trees. There was vote to approve one of the bids and there was a unanimous vote to go with Eagle Nursery.

New Business

- The Wilderness Hills website has been updated to include the 8<sup>th</sup> addition plat.
- Dan has been in discussion with the new Apartment complex and the commercial development about possible landscaping along Wilderness Hills Blvd. Between the two groups they are willing to put \$13,000 towards the total cost. Dan brought drawings from a bid from Nebraska Nursery with a cost of \$43,500. There was a vote held to approve this process to proceed. At this time, we are not looking in to putting rock in all of the landscaping instead of mulch. This may be looked at another time.
- A bid for \$475 was obtained to clean up all of the dumped lawn clippings and other debris along 27<sup>th</sup> street between the fences and berm. Please do not dump anything on property that does not belong to you. Discussions have started on how the HOA will hold those accountable who dump their yard waste on property that does not belong to them.

- Treasurer's report. We currently have \$177,460 in our checking account. We also have a \$100,000 8-month cd.
- A check in the amount of \$1563.75 was approved for One 6 Lawn Service for monthly landscaping maintenance
- A check in the amount of \$100 was approved for the Holiday Inn to pay for the meeting room.
- A check in the amount of \$132.67 was paid to Morrow Poppe for legal services.
- There was an election for the position of Wilderness Hills HOA Director. We had three individuals (Zach Carlson, Joe Watson, and Mike Reader) who volunteered. Mike Reader was elected as the Director.
- There was a lot of discussion once again regarding the change to the development by removing the 34<sup>th</sup> street road connecting to Rokeby Rd. There were passionate discussions made for both sides of the argument. What is being considered is removing the potential 34<sup>th</sup> Street road connecting the neighborhood to Rokeby Rd due to rising expenses. If Lincoln Federal decides they do not want to build this road they are planning to gift this land to the city for them to build a park. There is already land set aside for a park to be built, but by gifting this land the park could be built sooner. Right now, the park is about 6 years away from being built and by gifting the land it could come a year sooner. Without this entrance in to the neighborhood it could potentially add quite a bit of traffic through the areas of the neighborhood that already exists. Lincoln Federal and Olson Associates are still in exploratory discussions about how they want to proceed. For any changes to occur they would have to be approved by the city planning department. The Board will keep everyone up to date on any hearings that may be taking place to make these changes. If you have a strong feeling either way you are encouraged to attend these hearings. An informal vote was taken regarding if the road should be built or not, and the results were 23 for and 3 against. Not everyone participated in the vote.

Adjournment: 9:41pm. Dan: motioned. Paul: 2nd. Approved.

Our next meeting will be the annual HOA meeting on November 19<sup>th</sup>. at the Aventine Apartments.