

Wilderness Hills HOA

Directors Meeting Agenda

October 19th, 2021

Type of meeting: Annual Meeting

Call to order: 7pm

Roll call: Zach, Mike, Shelly, Laura (moneysmarts) and 39 homeowners

Approval of minutes from last meeting: website was down. Could not review minutes

Laura read off the financials for the year. She had the wrong sheet to hand out for homeowners to see but the numbers she had were right. It was asked if we could post them on the website and the answer was no, due to not wanting just anyone to see the HOA financials. It was asked to be sent out during the annual meeting letters that are sent out and that was something that will be discussed.

Old business:

- There were questions about who is responsible for the commons areas between Lincoln Federal and the HOA. Shelly explained how each commons area is deeded to the HOA and which ones currently are. This was talked about in the September meeting.
- There was an issue brought up about the watershed area and who decides what with it. Shelly explained that it is through the Core of Engineers and the Watershed department. She will be looking in to what paper work was filed and what kind of warranty there is.
- It was brought up whether the board has a company that audits the recordkeeping of Money Smarts. Zach will be looking to get some bids from some companies.
- Andrew with Fry Park and Playground, along with Judy and Michelle, presented on what we can do about the Keystone commons area regarding a neighborhood use area. Andrew spoke to issues about not affecting the drainage of water from the area. The cost will be anywhere from \$20,000 to \$45,000 depending on what the HOA decides to do. This can also be done in stages so that it is not all completed at one time. The board will hold a special election to make a final decision once there is a decision made on what route to take. We will try and get a picture of the proposal put up on the website.
- The change to the by-laws, regarding the board being able to hold zoom meetings for the annual meeting, passed.
- Zach presented on the traffic study that was done down 32nd street. The option that was discusses would be putting in speed bumps along 32nd street at a cost of \$10,000 apiece. Before this is decided, the board will reach out to some other HOAs if they have them, or what deterrence they had if they do have them.

New Business:

- A question was brought up about what could be done about 33rd street parking by the apartments. The HOA does not have any authority to make any changes to how people park on public streets.
- Dale Dauenhauer was elected to be the new Director replacing Mike, who decided not to run again.
- Judy Sinner will be the new secretary of the HOA.
- The board has made the decision not to hold monthly zoom meetings for the monthly meetings. Homeowners can attend in person if they would like.

Meeting adjourned at 8:34pm

The next meeting will be Tuesday November 16th at 7pm. The meeting will be in the Wilderness Hills Flats apartment's clubhouse.