

Wilderness Hills HOA Meeting
November 16, 2021

Attended: Dan Wacker, Dale Daunhauer, Zach Carlson, Judy Sinner, and, Jodi and Connie (homeowners).

Minutes from the annual meeting held October 19, 2021 were presented and reviewed. Dale moved to accept the minutes with a second from Zach. All in favor.

Old Business:

Dan had a list of concerns regarding the annual meeting from Shelley at First Federal.

1. Common space in the neighborhood that was being used as homeowner's property. Members attending discussed this issue.
2. Someone at the annual meeting asked if the board conducted audits on the finances. The board discussed the option of either having a review or audit of finances. After some discussion, the board decided that based on the cost plus the additional steps involved in check and contract signing, it was not necessary to do a review or audit.
3. It was also brought up that there were minutes missing from the website. This will be remedied. There was no meeting in May. The web person will note on the website that there was not a meeting in May.
4. Grass is not growing on Tree Line where the utility easement is. Grass was planted but didn't grow. Homeowners are responsible for watering and maintaining the grass once it has been planted.

Dan will send Shelley an email addressing her list.

There was a discussion on the deeded area at the end of Marv's drive. The area has not been cleaned up as well as it should be or in the same manner as the other areas were. Dan will ask Shelley if it will be cleaned up.

The board discussed the agenda for a special meeting to discuss the speed bumps and the Keystone commons area. A letter will be sent out with the date, time and location for the meeting. There were discussions on the traffic issue and options that include speed bumps as well as the commons area on Keystone. Judy reviewed some of the information that was presented at the annual meeting. Dan asked what the tables were made of. Judy will get another bid and narrow down the possible design of the space.

There was a question about what's outlined in the by-laws verses the procedure followed by the HOA on how to disseminate information to members regarding filling vacancies on the board. Dan reported that he followed the direction given by Shelley at

Lincoln Federal. He will contact Shelley for further clarification and report back to the board.

A homeowner asked why the HOA does not present a budget for approval when the by-laws say that the HOA will? We can revise the by-laws and delete this language or prepare a budget. The board will prepare a budget and present it to the HOA. The budget will run from October 1, 2021 – September 30, 2022.

Checks were approved for payment to Judson Irrigation in the amount of \$296.50 for maintenance on sprinklers and Design by Bridge in the amount of \$915 for the annual fee for website hosting.

Meeting adjourned.

Submitted by,

Judy Sinner
Secretary