

Wilderness Hills HOA Meeting
August, 2023

Attended: Dale Dauenhauer, Zach Carlson, John (director), Jon Sinner and Judy Sinner

Zach called the meeting to order.

Old Business:

Minutes of the May meeting were approved. No meetings were held in June or July.

New Business:

Money Smarts will be increasing their fees from \$330 - \$550 a month starting September 1, 2023. The reason is that they are writing more checks as well as having to respond to requests about dues, etc. If we receive an increase notice next year, we will review options for this service.

The trees on 27th Street (south of Whispering Wind Blvd) are dead and need to be cleared. New trees will be planted however we will not plant pine trees.

The area around the sidewalk on the south side of South Creek Rd is washed out. Jon and Judy will contact three companies to get bids to build up and repair the space. This property has been deeded to the HOA.

The annual meeting will be held at Tanner's. Dale will contact Tanner's to see if their meeting room is available. There was a discussion regarding home owners who have not paid their HOA dues. First Federal has given approval to draft a letter saying if you aren't paid by the annual meeting, we will put a lien on your property.

Zach moved to go forward with hiring an attorney to send letters to anyone who is delinquent over \$2,000 in their HOA dues. Dale seconded the motion with John in favor. Delinquent homeowners will receive the letter in September noting that the deadline to pay dues will be by the annual meeting or a lien will be placed on their homes. A list of those home owners who are delinquent will be available at the annual meeting.

There was a discussion on officers for next year. Zach and Dale's terms will be ending in October. If no one steps forward to serve as an officer for next year, the HOA will have to hire a company to act as officers for the HOA. Members of the HOA should expect an increase in their dues as well as some decisions that they will not like.

Another discussion was held on garbage and the rule that garbage cans cannot be housed in the front area of homes.

Zach will bring checks to the next meeting for approval.

Judy requested that money received from Goodwill Industries (garage sales) be donated to the Food Pantry and backpacks for LPS. Judy will arrange for payment of \$300 for each.

Zach has updated the HOA's application as corporation. He also updated board members.

Meeting adjourned at 7:41 pm.