

Wilderness Hills HOA Meeting
September, 2023

Attended: Dale Dauenhauer, Zach Carlson, Jon and Judy Sinner, Tristan & Erika Atteberg, Tyan McClure, Brad & Lori Brown, Mark & Daryla Maxwell, Shelly Simonson (Lincoln Federal).

Zach called the meeting to order.

Old Business:

Minutes of the August meeting were approved.

New Business:

Checks presented and signed were to One 6 Lawn (\$3,254.75 and \$3,580).

Zach reminded everyone present that the annual meeting will be held at 7:00 pm on October 17, 2023 at Tanner's.

Zach announced that he and Dale are leaving the Wilderness Hills HOA Board of Directors effective October 17, 2023. He encouraged members present to run for the two open positions noting that the majority vote at the annual meeting will become the new officers.

Dale explained the terms of each of the positions. Shelly also encouraged people to volunteer for the board positions explaining that Lincoln Federal is not interested in running the HOA. She expressed that Lincoln Federal wants to work with the neighborhood and that they care what happens.

Money Smarts does the financials for the HOA. The job responsibilities for both positions were reviewed.

Zach informed members present that there were 4-5 homeowners that owe more than \$2,000 in HOA dues. The HOA has hired an attorney to send letters to those delinquent homeowners stating that they will need to pay their past due amounts by the annual meeting or liens will be placed on their homes. The letter will come from the HOA's attorney. There is approximately \$25,000 in delinquent dues owed. We will pay a flat fee of approximately \$325 to the attorney for each letter sent out. This decision was made at the last HOA meeting.

There was a discussion on what the HOA annual fees were used for in the neighborhood. Those items include landscaping, insurance, maintenance and mowing on lots that have been deeded to the HOA by Lincoln Federal and the commons areas.. Zach reviewed the boundaries for Wilderness Hills.

Someone asked if there was a targeted amount that the HOA wanted to keep in reserves. Zach explained that there was not a targeted amount. He also explained that as a board, we cannot approve any expenditure over \$2,500 unless it is for maintenance. Shelly explained that Lincoln Federal has a 51% of the vote until all of the lots are sold in the Wilderness Hills area. Lincoln Federal can also veto any vote made by the HOA. There are 140 lots yet to sell in the Wilderness Hills area.

The HOA has approximately \$140,000 in a money market account, \$95,000 in a checking account. Money should be held in reserve in case the HOA would have a catastrophic expense that would drain the cash flow.

A homeowner asked what does the HOA want to do with this money. Are there any plans for expending the money in Wilderness Hills?

Landscaping in the area was the biggest expense this past year which did run over budget.

There was a discussion on when the new school would be built in the neighborhood and the option of a park in the neighborhood. Shelly mentioned that Lincoln Federal would deed to the city a location for a park however that would be voted on at the next bond issue. Shelly will confirm this information.

Developing the commons area on Keystone (where the food trucks are located) was discussed. The previous plan to develop the area was discussed as well as the costs and neighbors that opposed developing the commons. Erika volunteered to take on the project of looking into developing the Keystone commons area again.

There was another discussion on the open board positions plus the things that people would want to do in the area. We will be doing Christmas lights which will cost around \$6,000.

More discussion on the issues with the construction happening in the area plus the speeding cars and golf carts. Again, people are concerned about the safety of the kids playing in the neighborhood. Golf carts are not allowed on city streets however there are many kids driving golf carts throughout the neighborhood. Increased traffic and speeding cars and trucks, unkept lawns were also discussed.

Meeting adjourned at 7:49 pm.

Submitted by,
Judy Sinner

Meeting adjourned at 7:41 pm.