

Wilderness Hills HOA Annual Meeting
October 17, 2023

Attended: Dale Dauenhauer, Zach Carlson, John (Director), Judy Sinner, other homeowners, and Shelly Simonson (Lincoln Federal).

Zach called the meeting to order and welcomed everyone to the Wilderness Hills HOA annual meeting. Shelly is attendance for Lincoln Federal Bank. Lincoln Federal Bank has 51% of voting until the last lot is sold in the Wilderness Hills area. Lincoln Federal works as a partner with the HOA. Zach reviewed some of the deeded areas the HOA has received from Lincoln Federal.

Old Business:

Minutes of the September meeting were approved (motion by Zach and seconded by Dale).

New Business:

Christmas lights will be installed in island. This was voted on and approved at last year's annual meeting. Zach called four companies for bids however no one returned his calls. He found Rent-a-Vet who will do it for \$1,800. The HOA will own the lights. Rent a vet will put the lights up, take them down and store them until next year.

Trailer violations went out today. Trailers are allowed to be parked at homes for a total of 14 days per year. Violations go out when we see them for over three months. Trailers parked in the public streets are only allowed for 24 hours.

A proposed budget for 2024 was presented. A copy of the proposed budget was available for people attending the annual meeting. There is an increase in landscaping and legal fees plus the cost of the new Christmas lights. The landscaping increase reflects actual costs for the current year. The increase in legal fees reflects the decision at the last HOA meeting to recover HOA dues from those home owners that have not paid their dues and have a large amount due. There will be a flat fee of \$325 for each lien that is placed. The \$325 will be recovered by the HOA when the lien is paid.

Russ from Smartworks gave a financial report for the previous year.

There was a discussion on the Wilderness Hills area that included the covenants, the number of houses being built and the different areas that lots are available.

One check was approved for payment to One6Lawn in the amount of \$2,896.25 for landscaping.

Dale and Zach have completed their terms as President and Vice-president. Zach asked for volunteers to serve in those two roles. Ryan McClure volunteered for the position of President which is a three year term, Judy Sinner will serve as Vice-president which is only for one year because she will be finishing our Dale's term. Judy will continue as Secretary until someone else volunteers. John will continue as Director.

There was a vote, the slate of officers was approved.

Zach and Dale were thanked and cheered for their service and work on the board.

There was more discussion on what is to come for the Wilderness Hills area.

Meeting adjourned at 7:58 pm.

Submitted by,
Judy Sinner

There was a separate meeting that followed the HOA meeting. The meeting included Ryan, Shelly, John, and Judy. There was a discussion on the responsibilities of each person on the board. We will meet at Lincoln Federal to review some of the duties and to change the signatures on the HOA's accounts.