

Wilderness Hills Meeting – Draft Minutes  
July 16, 2024

Attended: Ryan, Jon Sinner, John, and Judy

Ryan called the meeting to order.

There were no minutes for the June meeting.

The financial report was presented. There was nothing to review. There is some concern about the landscaping/mowing costs. Also, the \$10,000 down payment for the completion of the rock has been cashed however the job has not been started. Judy will contact Shawn for an update on the rock and mowing.

There were two checks to sign, liability insurance and One 6 lawn.

Agenda items:

Landscaping update – Removing dead trees on 27<sup>th</sup> street and waterway between Valley Stream Dr and South Creek. Ryan and Judy met with one tree company to get a bid for removing the dead trees on 27<sup>th</sup> street and clear trees in the water way between Valley Stream and South Creek. That bid was around \$3,600. Jon Sinner will garner two more bids. Replacement trees will be added to next year's annual budget. We will also ask for bids from landscaping companies to assist us in planning for the water ways. Annual dues will have to increase in order for the HOA to maintain all of the deeded space.

American Fence is supposed to have the maintenance on the fence completed by the end of July.

Shelly prepared a map of the areas that the HOA is responsible for maintaining plus future areas of responsibility. There is a lot of space that the HOA will be responsible. There was a discussion as to whether or not the HOA had to accept the land.

Update on online payment of dues. Plan to have this ready by the time annual dues are due. HOA dues will not be reimbursed to a homeowner if they move out of the neighborhood before the year is up. This can be handled with the bank or title company.

Items for annual meeting agenda and discussion:

1. development of commons where food trucks are parked. Judy will contact the previous company that prepared development bids for the HOA.
2. Additional landscaping. We will get bids for possible improvements.

3. Committee for providing input and recommendations on landscaping.
4. Bids for mowing/landscaping/upkeep for 2025 season.
5. Increase in annual HOA dues.

Meeting adjourned.

Submitted by Judy Sinner/VP