

## **Minutes of Wilderness Hills Homeowners Association**

**8/20/2024**

**Jan Morris**

**Ryan McClure**

**Bryan Seck**

**Judy and Jon Center**

**John Zolnikov**

1. Approval of July meeting minutes
  - a. Motion by Bryan, all approve
2. Financial report
  - a. Judy reported on normal expenses and payment of annual liability insurance
  - b. Ryan will visit about high-yield CD to see about getting into a fund with a higher interest rate
3. Landscaping update
  - a. Bid for trees in waterways
    - i. John reported on Tree Guys for Valley Stream to Salt Creek waterway tree bid. A day's rate crew is \$2,000/per day, likely two days to complete cutting and removing trees from waterway. For trees damaged on 27<sup>th</sup> St – about \$481 to cut down and remove. Ryan will ask to see if they will stump grind on 27<sup>th</sup>.
    - ii. Ryan has an estimate for \$3,600 for similar work from True Blue
    - iii. Ryan made a motion and Cindy seconded, all agreed to go forward with Tree Guys motion.
  - b. Have the trees been removed on 27<sup>th</sup> St.
    - i. Some have been removed, others are damaged and still there
  - c. Landscape and mowing bids for next year
    - i. Jan Morris suggested Summit Lawns. Ted Glazer is the owner. Judy will contact.
    - ii. Big Bear Lawn Care – (Ryan will add details)
  - d. Update of commons mowing and rock
    - i. Mulch and some rock complete but not in all areas – Ryan will follow up with him to see about completion
4. Fence maintenance completion date
  - a. Will be done on 9/30/24
5. Update from Lincoln Federal regarding map of areas that the HOA is responsible for maintaining plus future areas of responsibility (see map)
  - a. Lincoln Federal is gifting the HOA property
  - b. Ryan will contact NRD about any possible grant funding for maintenance
  - c. Ryan will contact a lawyer. Judy moves to contact an attorney, all agree to see if we have to take the land or what our options are.

- d. Judy will look in the covenants to see if there is guidance
- 6. Update on online payment of dues
  - a. Not yet operational – Ryan will work with Elizabeth to get set up with MoneySmarts
- 7. Items for annual meeting agenda (development of commons where food trucks are parked, additional landscaping, committee for providing input and recommendations on landscaping, mowing/landscaping/upkeep bids for 2025 season, etc)
  - a. Judy will develop a budget
  - b. Judy talked about getting a committee together for mowing and landscaping
  - c. Judy is willing to serve another term as Vice President which is a one-year term
  - d. Ryan proposed adding an agenda for the annual meeting mailing in the dues announcement so that everyone knows what will be discussed
  - e. Vote on John and Judy's position
- 8. Other items

Open Discussion:

Jan discussed a need for the mowing company to come out and mow. She also discussed bindweeds for the last two years that are coming from the common area (food truck area) into her lawn and others in the area. She would like a blue spruce trimmed in the common area. She will send an estimate to Ryan. She said that there damaged maples near the memory care – these are street trees.

Jan asked for an audit of MoneySmart to make sure that balance sheet/Profit and Loss statements balance.

Two other residents complained about overgrown landscaping in the medians of Wilderness Boulevard and in the common area next to the townhomes.