

Wilderness Hills HOA Annual Meeting
November 19, 2024

Attended: Members of the Wilderness Hills HOA, Ryan McClure (President) and Judy Sinner (Vice-President).

The meeting was called to order with opening statements by Ryan. He explained the Wilderness Hills area with an update on lots and a review of the role of the bank and the membership. Remind people of the HOA Facebook page and website. He reminded the membership that this was a volunteer board. Zach and Dale were thanked for their previous service as president and vice-president. Members of the current board were also thanked.

Old Business

1. Approval of the September meeting Minutes – Minutes were presented and accepted.
2. New contract for mowing. As everyone is aware, the mowing and landscaping was not tended to very well over the summer. The board asked several mowing and landscaping companies to submit bids to maintain the HOA common areas. Several companies seemed interested however only two companies provided bids and a plan. The board has decided to go with Big Bear Lawn Care. Their bid included a schedule for mowing and maintenance of the commons.
3. Maintenance on 27th street fence will be completed over the winter months.
4. Completion of online option for paying dues – this option is still in the works. Elizabeth at Money Smart Inc. has been working on this project. When the process was started, we found out that the HOA's tax status plus our status as a corporation had not been maintained. Basically, we had to start from the beginning with tax and incorporation process. Once we have everything that we need we will finish the process of setting up PayPal for online dues payment. Elizabeth will also look into paying dues through ACH. Nebraska regulations prohibit against charging an additional fee for using the PayPal option.
5. Financial report – a financial report was provided by Elizabeth from Money Smart Inc. The HOA has been working with Money Smart since 2015. The board reviews the monthly financials that are received from Money Smart. The financial report was accepted.

Approximately 75-80% of the dues were paid last year. Under the leadership of Dale and Zach, the HOA voted to go after those homeowners who were behind on their HOA dues. That process was completed this last year and was successful at getting those homeowners to pay their dues. The HOA used an attorney to implement the liens. We will continue to do this when homeowners become a certain amount behind on paying dues. We brought in \$12,600 last year from delinquent dues and interest.

The HOA has total assets of around \$300,000. There is \$139,000 in a high yield CD. The rest is in a checking account. The board will look into a plan for where money will be kept and look for higher options for interest.

New Business

1. Lincoln Federal Update – Shelly Simonson from Lincoln Federal gave an update on the Wilderness Hills area. The map with commons in place and those that will be transferred to the HOA was reviewed. The area for the school will be deeded to the city. There is also a plan for a park but no date for the school or the park.

Someone asked if the HOA could move to a different bank. Shelly noted that it is part of the HOA by-laws that the HOA must use Lincoln Federal as their bank. The by-laws could be changed.

There were concerns expressed about the golf carts and scooters being used on the neighborhood streets. Golf carts are not allowed on city streets. There is not a way to enforce this law without having the police see the violators. Cars speeding down the streets and the desire for stop signs were also discussed. Members are concerned about the safety of people, especially kids, in the neighborhood. The city was consulted for the speeding issue several years ago with no resolution. The city was also asked to put in stop signs but the HOA was denied.

There was a motion to create an Adhoc committee to look into these issues and provide a solution to the board. All in favor, motion passed.

2. Approval of the proposed budget for 2025 – a copy of the proposed budget was presented and approved.
3. Discussion on increasing annual dues – Ryan led a discussion on the necessity of increasing dues over the next year. Based on the HOA's current expenses and the anticipated expenses there is no way that we can maintain the membership dues at \$100. A motion was made to increase dues in 2026 to \$150. Motion passed.
4. Election of officers. Ryan moved to elect Judy Sinner as Vice-President for a three year term. Zach seconded with everyone in favor. Ryan moved to elect Bryan Seck to finish John's term of one year. Judy seconded with everyone in favor. John previously resigned from the board. Bryan is currently the Secretary so a new secretary will be needed. Jason Hayes volunteered to be Secretary. He will complete Bryan's term of one year.

Meeting adjourned at 8:37 pm.

Respectfully submitted Judy Sinner