

Wilderness Hills HOA Meeting Minutes - Approved

Date: Tuesday, April 21, 2026

Call to Order: 7:03 PM

Present: Ryan McClure, Judy Sinner, and Jason Hayes

Approval of Minutes: Motion by Judy to approve the March 17, 2026, meeting minutes. Motion carried.

Financial Report / Checks to be Signed: The March 31, 2026, financial report was reviewed. Cash on hand: \$124,306.39. No checks to be signed at this meeting. The board is waiting for an invoice from the law firm showing that a check has been paid (check may have been lost).

New Business

Wilderness Hills HOA Financial Review: The board discussed including the fee for a financial review in the FY 2027 budget, with the review to be conducted in November 2027. Judy contacted the managing partner at the CPA firm. The HOA will include it in next year's budget to complete in November 2026. The board may elect to review the past 3 years depending on cost.

Home Based Businesses (Complaint): Ryan reported a homeowner complaint regarding a business operating on 32nd Street. There is significant extra traffic from clients dropping off tax information to a CPA. The board will check to see if this is an ongoing issue.

Quorum for Business Procedures at Annual Meetings: Ryan will have the law firm review the bylaws for any changes needed regarding quorum requirements prior to the final transfer from the developer to the HOA.

Old Business

Wilderness Hills HOA Guidelines for Use of Commons: Judy made a motion to approve the HOA Guidelines for Use of the Commons. The motion was seconded by Jason and carried. The guidelines will be posted online with a notice placed in the newsletter to members.

Wilderness Hills HOA Membership Survey 2026: The survey has been written and will be sent with the upcoming newsletter.

Wilderness Hills Spring Newsletter: The board has 180 email addresses, but the newsletter will be mailed this time. Jason will check with a printer to determine the cost and report back to the board.

Volunteer Cleanup Day: The fall cleanup day will be scheduled for Sat. October 24th.

Discussion – Homeowner at 9415 Del Rio: The board will send a letter asking for compliance.

Letters for Rental Signs Letters will be sent to notify owners that renting violates the covenants.

HOA Liability Insurance: Judy will notify Jon Dunham to cancel the current insurance at the renewal date. Auto Owners will be the new insurance provider (lower price with more coverage).

Unsold Lots on 32nd Street: ~~One lot on the corner has been sold. Judy will inquire with Lincoln Federal.~~ There are two lots on 32nd Street that have been sold several times in the past few years, however no development has happened on either lot. Judy will contact Lincoln Federal to check the status.

Community Park: Jason contacted Lincoln Public Schools (LPS). There are no immediate plans to build the school that would be connected to a community park. The HOA board will next contact Parks and Recreation to inquire as to when a park will be constructed.

Keystone Commons and Park Benches / Concrete Cornhole: Ryan is obtaining concrete bids from contractors and ordering picnic tables.

Other Business: Trees need to be watered near South Creek and Valley Stream Drive. Big Bear Lawn Care will handle this.

Watershed Management Meeting: A meeting is planned with watershed management to review water runoff and the erosion issue. The board received a call from a homeowner on Autumn Meadows regarding this matter.

Meeting Adjourned: 8:00 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: May 19, 2026