

Wilderness Hills HOA Meeting Minutes - Approved

Date: Tuesday, May 19, 2026

Call to Order: 7:32 PM

Present: Ryan McClure, Judy Sinner, Jason Hayes, and guest Lori McCarthy

Approval of Minutes: Motion was made and carried to approve the April 21, 2026, meeting minutes.

Financial Report / Checks to be Signed: The April 30, 2026, financial report was reviewed. Current bank account balance is \$124,075. Computer and internet expenses are slightly over budget. Checks to be signed: \$1,293.20 to Remboldt Ludtke, \$130 for snow removal, and \$4,955 to Big Bear Lawn Care for fertilizer and mowing.

New Business

Theft of Erosion Control Boulders: Jason received a complaint regarding the theft of erosion control boulders. He will follow up with witness and try to get a written statement.

Meeting with Watershed Management: A meeting is scheduled onsite to discuss and examine erosion issues at 3 p.m. on Wednesday, May 27, 2026.

Dead Trees: Dead trees need replacement in the area by Valley Stream Drive and South Creek (two trees). One tree is missing on 27th Street, and two need replacing at Keystone. Ryan will contact the city for tree replacement at Keystone area. Motion made by Jason to have the city replace the trees. Judy seconded the motion. Motion adopted.

Bryan's Resignation as Director: Bryan Seck has resigned as a director. Recommendation from Shelly that he will be removed from the signature cards. The board will work this summer to fill the open position on the board. We will add the election of officers to the agenda for the annual meeting.

Enforcement of HOA Guidelines for Use of Commons: Personal items left in the commons area may be removed. The guidelines can be found on the HOA website. The board will discuss next month about emailing the guidelines to the email addresses obtained from the newsletter request.

Two Empty Lots on 32nd Street: 9220 32nd Street lot is starting construction.

Camper in Driveway: A camper was left in a driveway beyond the allowed time per the covenants. A letter was sent notifying the owner of the violation.

Old Business

Mailing of Survey and Newsletter: Jason reported that the newsletter is starting to print on Monday, May 18, 2026, and will be sent out this week.

Information on Quorum from Attorney: Ryan and Judy will check with Shelly first before proceeding with the attorney.

Debris Removal: Lincoln Federal will have debris taken care of at the corner of the Tree Line Dr. and Wilderness Hill Blvd.

HOA Liability Insurance: Notice was given to Jon Dunham at Farm Bureau for nonrenewal. Chris at Barney Insurance provided a quote with more coverage at a lower premium, including officers' insurance. The quote was accepted at a previous board meeting. The invoice will be sent to the PO Box.

Keystone Commons and Park Benches / Concrete Cornhole: Ryan reported the project is in process and still soliciting bids. A formalized contract has not yet been completed. Lori McCarthy will assist.

Other Item: Discussion was held regarding business development at 40th Street.

Meeting Adjourned: 8:09 PM

Prepared by: Jason Hayes, Board Secretary

Approved by HOA Board on: June 17, 2026