

Wilderness Trails Owners Association Annual Meeting Minutes – September 14, 2021

Location: The Timbers of Eureka 7 to 8:30 pm

Board Members Present: Joanne Moon, Liz Oeltjen, David Brown, Sandi Aubuchon

Board Member Absent: Jeff Feeney

Individual Homeowners Present: 43

Households Represented: 28

Meeting called to order at 7:04 pm

Presidents Report

- Welcome and sign in
- Overview of the Meeting
- Update on Lawsuit –
 - Motions for Preliminary Injunctions filed against the WTOA Board for the motions passed during the June 7th Voting meeting. Hearing is scheduled for late October
 - The Board has requested the suit go to mediation
 - 10 years of WTOA community deidentified financial information has been provided to the plaintiffs.

Treasurer's Report (See attached financial reports as discussed)

- 2Q 2021 Finance Committee Review
 - Denise Keller provided report on the 2Q Finances – see attached and shared her credentials (see Q & A) as requested by a homeowner (Valerie Conley)
- Bank Balances and funds in reserve – Joanne clarified that to fix the large culvert, it could cost close to \$80k and the board (as well as past boards) had decided to keep money in reserves as possible to pay for last minute, but urgent road repairs should they arise.
- Account Receivable reported – question concerning liens – see Q&A
- Question concerning American Family insurance rates raising d/t litigation – see Q&A.
- 2Q 2021 Expense Summary

Road Report

- Dept of Conservation – Click property clean-up
- Ameren Update
- Fall workday – Saturday Oct 9th at 9 am
- Update on Road Repairs
 - There was a question regarding the devil's elbow and the status there. David responded that we are monitoring the situation. A possible fix could cost upwards of \$12k and the board is holding off until Ameren is done with their work before determining next steps. The current plan is to hold off on major road repair until the spring for a better outcome on the repairs.
 - David spoke with an engineer, and a full report on the culvert would cost around \$800.
 - Concern expressed about the culvert by the King's house. Ken Jarvis expressed concern about the safety of the road there and David agreed to investigate the cost of a guard rail.

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- Ken Jarvis also made note that he does not believe that the "devil's elbow" repair is dangerous nor immediate. He believes that the issue is due, in part, to road additions over time.
- Ken Jarvis also volunteered to be part of the Ameren conversation as needed and voiced the opportunity for a road committee to help tackle this issue. David seconded the idea and will work to help make this a reality.
- The current estimated cost to repair Wilderness Road, from FF, would be over \$180k for context.

Restrictions Committee Report

- **2021 Dedication and Restriction Action Plan**
 - Submitted for legal review
 - Present revisions to the Restrictions Committee and Board
 - Present final revisions to the community
 - Once finalized – community to vote on changes
 - Submit to Jefferson County to be recorded

Voting on Special Assessment

- Purpose – aligning all costs including the annual assessment to be distributed monthly or quarterly instead of when bills come due (i.e., Budget Billing)
- Options include a % of cost increases for 2022 (i.e., gas, material, labor cost)
- 2 Options A and B
 - A – Road repair costs for 2022 @ \$23,600
 - B – Road repair costs for 2022 @ \$27,600
- Special Assessment will start on January 1, 2022
- Monthly or quarterly payments will be adjusted/household preference
- Proxies are not accepted for a Special Assessment vote.
- Questions concerning the Special Assessment –
 - Q. Why chip and seal instead of resurfacing?
 - A. This was an estimate based on cost efficiencies.
 - Statement: Both Robyn and John Barhydt wanted to make note that they preferred a resurfacing rather than a chip and seal.
 - Jim Moon mentioned chip and seal is used heavily in rural IL and hold up well even with tractors and heavy equipment usage.

 - Q. Looking at these budgets, do we think that costs will go up?
 - A. We have no real way of knowing, but it is a safe assumption that over time costs will go up.

 - Ken Jarvis then made a statement that he is troubled by collecting more for road repair when we have money in reserves. He suggested considering an insurance policy of some kind.

 - John Barhydt – In favor of the idea of an annual budget. However, he doesn't think that the special assessment as provided in the meeting is compatible with our current restrictions. This is because the current restrictions state that the \$300 annual

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assessment (which is included in the ballot for the special assessment) must be collected by April.

- John Barhydt - Expressed his concern/puzzlement at a ballot with only 2 options. He would like the opportunity for the community to clearly be able to vote no on the special assessment and would like to see that option on the ballot.
- Charlotte Miles offered that she thinks it is time to raise the assessments. Everything has gone up, and she doesn't see the problem with paying a little more.
- After further discussion, it was agreed that the board needed to make the special assessments ballot a little clearer. We need to remove the \$300 from the ballot, and collect for that normally, within the bounds of the current assessments.
- The board also needed to create 3 options on the special assessments ballot, one which would include the opportunity to vote against it.
- Valerie Conley put forth a motion to mail out the revised special assessments ballots, which would allow for in person drop off to a board member, email, or mailed return.
- Bobbie Schaller seconded the motion.

Voting for Board Members –

Paper ballots provided and emailed ballots returned – see ballots attached.

Nominees –

David Brown
Jeff Feeney
Liz Oeltjen
Joanne Moon
Valerie Moore
Sandi Aubuchon

Voting results for the 2022 Board Members –

David Brown – 28 votes
Jeff Feeney – 28 votes
Liz Oeltjen – 27 votes
Joanne Moon – 28 votes
Sandi Aubuchon – 28 votes
Valerie Moore – 1 vote

Introduction of New Homeowners –

Valerie and Nick Moore
Sharon and Keith Scherrer
Matt Dobrinic

Adjourned at 8:30 pm