

Wilderness Trails Annual Meeting 2022
Tuesday September 13, 2022
Timbers of Eureka

Attendees: 32 Homeowners Represented
48 Individuals

Board Members Present – David Brown, Joanne Moon, Liz Oeltjen, Sandi Aubuchon
Absent – Jeff Feeney

Meeting called to order at 7:04 pm

President's Report:

Introduction of New Residents –

Michelle and Tim Levene – 16 Maple Tree Lane

CeCe and Phil Heslin – First property on Wilderness Rd within the Subdivision

Welcome and reminder to sign in

Overview of the meeting presented

First order of Business -

Inconsistencies in Billing: -

A review of the billing practices discovered that different Boards inconsistently billed interest for common services (trash, snow removal, salting). The current indentures do not allow Boards to collect interest on these services, only 10%/year for late payments of the annual assessment of \$300. The current Board will no longer be charging interest except for the \$300 annual assessment and will be reversing all interest charged over the past 10 years. Homeowners charged interest will receive a credit on their WTOA accounts. We must follow our current restrictions, although the amended restrictions will allow for interest to be charged for all services which will correct and formalize these types of inconsistencies.

Additionally, since the 3 residents at the beginning of the subdivision are not part of our subdivision plat, they cannot be charged for common services and annual assessment: cannot vote or hold Board positions. They will no longer be billed for these services, although they have requested to share in the expenses for the trash.

Treasurer's Report:

Overview, a discussion of oversight and who is reviewing the books since we are committed to transparency.

- a. Denise Keller provided her overview of the finances for the months of April through June 2022. She verifies the transactions on the bank statements and the subdivision ledgers, and that all the balances are carried forward appropriately. This includes all disbursements to vendors, interest, fees, etc. She did have a question regarding the trash bill since it was half the amount of the previous months. Joanne provided supporting documents for the discrepancy, which came from an overcharge which was disputed and partially reversed. Joanne was able to negotiate a loyal customer adjustment the next month and was able to keep our trash bill down. Denise is also pulling together notes on the internal controls review for the board and

will present her findings in the months to come. Joanne also mentioned that the trash people are highly monitoring the trash and is encouraging the neighborhood to be vigilant about keeping prohibited items out of the recycling. David Brown mentioned that they have video cameras on the trucks, and review everything.

- b. Another layer of oversight is fellow board members, who are monitoring the Treasurers actions. Additionally, the community is encouraged to review all of the documents to ensure that they are correct. Mr. Barhydt helped to discover a snow bill memo typo that was corrected.
- c. A review of the bank accounts, with a note that we do not keep too much money in the checking account for security purposes. Highlighting the reserve amount which allows the board to quickly react in case of a major weather event, that could wash out the road.
- d. A review of how to pay the bills. It is not necessary to mail the invoice with the check since the homeowner's name is on the check. Half the community has set up electronic billing with their banks. Reviewed why we don't have auto/electronic pay - it is too expensive.
- e. A couple residents asked about the 2022 invoice and how it works. On January 5th the annual assessment is billed/due. The rest is broken out into four quarterly payments - due in Feb. June, August, and Nov - based on the special assessment that passed last year.
- f. A look at the 2nd quarter expense summary. This was included in the handouts. This includes every check that was written on behalf of the subdivision. We also took a look at the last two months of expenses, as well as a P&L, from Sept. to Sept. They don't completely align with the fiscal year because we look at things from meeting to meeting, rather than calendar year.

Road Report:

- a. Ameren Update: they really tore up the roads with their latest work, especially on Pine Ridge and Green Valley. To get these roads fixed before the winter, we took three bids from the most competitive and most responsive companies. We forwarded these bids to Ameren, and we are awaiting a check worth \$400,500 from Ameren.
- b. Asphalt Services LLC has been given a promissory email, to help them prepare but cannot proceed until we have cash in hand. They will be out in approximately one week to start designating repairs, including ruts on Pine Ridge. This will be taken down to subgrade and completely repaired. David, as the road crew captain will be devoting his time to ensure this work is completed correctly. This will go from 44 to the dumpsters and up the hill on Wilderness, all of Pine Ridge, Green Valley to the turn; all of which were disrupted by the construction. The construction crews are aware of the need to work with the community to ensure that traffic, buses, emergency vehicles, can all get through.
- c. A review of the work that we have done on the culverts in the community. A look at the rust and destruction. The second culvert was completely rotted out because they didn't couple the pipe correctly. Working to widening the road slightly there to allow for safer passing.
- d. Described the work Mike Bagwell completed for the community and highlighted the fact that he came in significantly under bid. Per Dave Brown, he is a blessing to the community. The Board will consider utilizing him for additional work, although will continue to get at least three bids.

- e. Maple Tree is the next on the list in terms of work. We have several bids on this to help get the work done. Our current low bid is \$58,000 but is meant to account for rising costs of asphalt.

Fall Workday will be Saturday October 8th, 2022, at 8 am at the dumpsters.

Q & A-

1. When are we starting the road repairs? (A) We will start marking for utility lines in the next few weeks. The work will start on the inside of the subdivision and work its way out.
2. Is logging going to continue? What about the roads? (A) Per Valerie Moore, the logger is finished with logging the Moore property so that should no longer be an issue based on their needs.
3. What about Maple Tree? (A) A discussion about how to split the concrete loads for the Levene new construction at 16 Maple Tree to help keep the roads in good shape. If you work prior to the late spring, we should be good to put a driveway up Maple Tree.
4. Ken Jarvis asked about, spider cracking and replacing the base on Wilderness Rd? He voiced his concern about the base of street and that the Ameren settlement is not enough to cover these costs Pat Keller assured the community that if we go down to subgrade then the base is being covered.

Special Assessment Vote results -

32 Families represented and voted at the meeting

10 Families sent votes to a Board member either by email or hand delivery

- Special Assessment A – 30
- Special Assessment B - 9
- Special Assessment C - 2
- Meeting attendees abstained from the Special Assessment vote – 3

2023 Board Member Ballots -

- Oeltjen - 34
- Brown – 34
- Aubuchon – 35
- Feeney – 36
- Miles - 20
- Conley – 25
- Jarvis - 10

Add in's –

- 2 Kolb - declined nomination prior to the meeting
- Barhydt - declined nomination prior to the meeting
- Klenke
- Webb
- Dunlap
- Fenton
- Sgouros

New board members for 2023 - Oeltjen, Brown, Aubuchon, Feeney, Conley

Meeting adjourned at 8:20 pm