

June 20, 1995

To : James & Joanne Moon

From : The Wilderness Trails Home Owners' Association Board

An open meeting of Wilderness Trails Property Owners with the Wilderness Trails Board Members was held at Geggie Elementary School on Monday, June 19. All Property Owners were properly informed at least 10 days prior to the meeting and were told that the purpose of the meeting was to discuss road repair options. 24 families were represented at the meeting.

The following resolution was passed by a vote of 18 for, 5 against:

**A special assessment of \$550 per owner will be issued for repair of all roads .
In addition, the board may borrow up to \$25,000 as needed for this project.**

Going to the meeting, the Board had looked for less than this, considering only bids on repairs to the main road from the old mailbox site to the dumpster area and up Wilderness Road hill where considerable damage was done by the combination of heavy rains and large construction vehicles. However, a majority of those in attendance felt that all roads should be considered for repair, and that it should be done now.

The Board will now seek out new bids for the repair of all roads, and contract to have the work done as soon as possible, hopefully in the August/September time frame. Note that it will be necessary to close roads to construction vehicles during the project and for a recommended window of time after completion. The Board will put out information briefs as we receive quotes to let property owners know the status of the bids, the selection process and timing of the project, and financial arrangements.

The Special Assessment of \$550 will provide almost \$30,000 for the repair of the roads. It is crucial that these funds be available for use by August 1. If we can keep from borrowing further funds, we will be saving thousands of dollars in interest expense to the benefit of all property owners. Quite obviously too, should the bids come in at the \$30,000 - \$50,000 range, failure to receive assessments by August 1 would jeopardize the timing of the project and allow the roads to deteriorate further through another winter. All property owners must do their best to respond to this need on a timely basis.

Your suggestions or questions are welcome. It is suggested that technical questions be directed to Mark Wahle or Tom Hinkson (who will be replacing Mark on the Board when Mark moves out of Wilderness Trails this summer). Any financial questions can funnel to Scott Kirkpatrick. Bob Langewisch and George Wasson will also be aware of progress being made on the bidding process.