

**SUMMARY OF SPECIAL CALLED MEETING
OF THE WILDERNESS TRAILS OWNERS ASSOCIATION
June 28, 2006 at 6:30 p.m. at Green Valley & Wilderness Road**

The meeting was called to order by President Bob Langewisch. There were 34 residents at the meeting, representing 22 households. The meeting was called to discuss options for handling Wilderness Road easement issues. Bob introduced Brad Richmond, the owner of the property in question, who had seen the poster about the meeting and attended uninvited and unexpectedly. Richmond presented his view of recent events and talked at length about trespassers on his property and recent cutting of his fence and removal of signs and posts. There was some discussion regarding unsightliness, shoulder and drainage maintenance, and safety issues involved with the barbed wire fence he has installed. Richmond conceded our right to use the road (which his survey shows overlaps his property at certain points) and stated that he wanted to resolve the matter in a neighborly way.

At this point, Richmond was asked to leave the meeting so we could continue the discussion. Bob explained more about the situation and prescriptive easement was described. Briefly, prescriptive easement is established when one party continuously, uninterrupted, openly, visibly and adversely uses another's property for more than 10 years, according to Missouri law. Board members have consulted with an attorney one time to date to determine our legal position. A judge must declare the prescriptive easement for it to be binding. Court costs could be \$6,000-7,500, in addition to having our own survey done.

Treasurer Aneta Kolb reported that our funds are extremely low at this point, having just finished our 3-year resurfacing project. At the time of the meeting, approximately \$7,000 in assessments is still outstanding, with 30% of homeowners not paid in full. This balance remains despite very diligent collection efforts. Any legal fees or costs incurred would likely result in another special assessment or utilizing our line of credit and increasing our current loan.

John Barhydt made a motion to authorize the board to spend up to \$7,500 to get a survey and enter negotiations for a purchase agreement with Richmond for the property easements. The motion died for lack of second.

Charlotte Miles made a motion to approach Richmond about voluntarily moving his fence, offering assistance. If Richmond does not agree, the board is authorized to negotiate a purchase of the property in question or an easement, with authorization to spend up to \$7,500. Scott Kirkpatrick seconded the motion, which passed.

Several men volunteered to meet with Richmond, determine where to move the fence, and offer assistance in moving it. The meeting broke up.

The board followed up with Richmond, and he stated he will not move the fence and that he did not ask for any help. The board is pursuing our options, following the motion made at the meeting.

NOTE TO OWNERS WITH OUTSTANDING BALANCES: Per subdivision restrictions, 10% annual interest will be added to all outstanding accounts as of the next invoice mailing.

Weeks 6-28-2006

Valerie Conley + Jim
Joud + Anita Kolb
Steve Rhodes

Ken Jones

Pete Serve

Jeff Teenny + Lisa Feeney

Dany Cundy + Roni Cundy

PAAT KELLER → ~~left before note~~ left before note

Denise Keller

BRAD RICHMOND X

Jeff Edwards

Lyka Crain + Ben Crain

Alan Lanyush + Bob

Casey Kirkpatrick + Scott

George Wasson

Charlotte Miles

MIKE MILES

Gary Warden

Cindy Warden

Janelle Dunlap

Joe Bulget

Jeanne Nixon

Patty Sager

Laura + Jeff Schneider

Bill + Kim Heyden

Cheri Buehmerger

~~Cheri~~

22 households
34 people