

WILDERNESS TRAILS OWNERS' ASSOCIATION

MEETING MINUTES

Wilderness Trails Owner's Association

September 27, 2007

MEETING DATE: September 25, 2007
LOCATION: Geggie Elementary School Library
PRESENT: George Wasson – President
Aneta Kolb - Treasurer
Steve Rhoades – Secretary
Ken Jarvis – Board Member
Jeff Schneider – Board Member
Gary Warden
Pat Keller
Bob & Gloria Langewisch
Jim & Valerie Conley
Lloyd Megli
Erika Crain
Mike & Charlotte Miles

ITEMS DISCUSSED:

1. George called the meeting to order.
2. Approval of 2006 minutes.
 - a. Bob Languish made a motion to approve minutes as written, Lloyd Megli seconded the motion. Motion was passed unanimously by vote of those present.
3. Financial Report
 - a. Anita gave an overview of the financial position of the association and distributed information to those present.
4. Old Business
 - a. Adjacent property easement update.
 - 1) Jeff gave an update on discussions with the owner of the land adjacent to Wilderness Road, Mr. Richmond.
 - a) Mr. Richmond has indicated his willingness to grant two easements to Wilderness Trails Owners Association:
 - (1) One easement is for the actual road encroachment on his property.
 - (2) Second easement is for drainage / water crossings to allow the association to maintain and repair items as needed.

- b) Mr. Richmond has indicated he intends on constructing a 10-15 acre lake on his property and has mentioned granting access to WTOA to the lake for fire department use in case of an emergency.
- 2) All communication with Mr. Richmond should be restricted to the Board only. The Board requests no other communication occur with Mr. Richmond to help facilitate resolution to the property issue.

5. New Business

- a. Work day Saturday, October 20.
 - 1) Bringing in three loads of rock to shore up some areas.
 - 2) Board previously voted to have a contractor perform crack fill on all the roads. Accepted a bid of \$1,300.
 - a) Ken requested any members that want their driveways sealed to let Ken Jim Conley motion to authorize the board to sell the tarring trailer and equipment the board has. Ken Jarvis seconded. Motion was passed unanimously by vote of those present.
 - 3) A Stoney Creek sign needs to be replaced. A new sign has been purchased and will be installed on work day.
 - 4) Discussed wanting to add a 'No Soliciting / Private Road' sign. Lloyd Megli made a motion to authorize the Board to develop and install a sign along Wilderness Road, Jim Conley seconded and the motion was passed unanimously by vote of those present.
- b. Delinquent association fee accounts
 - 1) An overview of outstanding assessment amounts was discussed. A total of 15 families currently have outstanding balances, one of which accounts for approximately 40% of the overall delinquent account value. The board is discussing ways to continue motivating delinquent accounts including placing liens on properties.
- c. Proposed assessment increases for 2008 and beyond.
 - 1) George gave an overview of status:
 - a) Last annual assessment increase was in 1988 when it was raised from \$50 to \$300. George calculated a comparable 2007 assessment would be approximately \$540 to match the buying capability of \$300 in 1988.
 - b) The current cash flow condition of association funds for regular maintenance is difficult to maintain and a few members paid 2007 assessments in 2006 to help cover 2006 snow removal costs.
 - 2) The Board is proposing an actual increase of \$100 to the base annual assessment, either all at once or a \$50 increase for 2 consecutive years.
 - 3) Also being considered is an increase in the finance charge from 10% a year to 2% per month for all accounts over 90 days delinquent.

- 4) Open discussion occurred on the topic for the Board to gain input from those present.
 - a) The preferred option of those present was to propose a \$50 increase for two consecutive years as opposed to a single \$100 increase.
 - 5) The Board will continue to discuss this item and will assemble proposed modification(s) to the 'Dedications and Restrictions' which will then need to be approved by 75% of Owners.
 - d. Fall association bonfire will be October 27, 2007 at dusk. Ken Jarvis will contact Jim Click. Pat Keller volunteered his services for truck/trailer and straw.
6. Erika Crain recommended for the Board members to receive a discount on their assessments. A very brief discussion occurred on this topic and it was decided no further action would be taken at this time.
7. Election of Officers
- a. Bob Languish nominated the existing board to remain, Loyd Megli seconded. Motion was passed unanimously by vote of those present.
8. Meeting adjourned.

The foregoing constitutes the Secretary's understanding of the matters discussed during the meeting. Participants are requested to advise the Secretary of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Steve Rhoades - Secretary

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cc: All Association Members