

# WILDERNESS TRAILS OWNERS' ASSOCIATION

## MEETING MINUTES

### Wilderness Trails Owner's Association

September 25, 2007<sup>18</sup>

**MEETING DATE:** September 9, 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  
Denise Keller  
Bob & Gloria Langewisch  
Jim & Valerie Conley  
Ben & Erika Crain  
Mike & Charlotte Miles  
Vikki Hinkson  
Jerry & Marsha King  
John & Karen Barhydt  
Rick Johnson  
Jim & Joanne Moon  
Pete & Maureen Serve  
Janelle Dunlap  
Clint Wilson

#### ITEMS DISCUSSED:

1. George called the meeting to order.
2. Approval of 2007 minutes.
  - a. George asked for any objections of the 2007 annual meeting minutes as written and distributed. No objections were raised so the minutes were accepted.
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) Jeff and Mr. Richmond have communicated numerous times to finalize language for 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) Language of the easements is finalized. Now waiting on a final meeting to sign and notarize the easements.
- 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, November 1 at 8:00 am.
  - 1) Bringing in three+ loads of rock to shore up some areas.
  - 2) Board soliciting costs to have a contractor perform crack fill on all the roads
- b. Delinquent association fee accounts.
  - 1) An overview of outstanding assessment amounts was discussed. A total of 8 families currently have outstanding balances that total \$3,425.34 and all are being charged finance charges.
  - 2) Notifications of liens to be filed have been mailed to some families. This has resulted in some families making consistent payments on their amounts due.
- c. Discussed request for a one-time event to have a large dumpster brought in to the association for bulky items.
  - 1) Aneta gave an overview of cost research and cost per family. Additional discussion of management of this item occurred.
  - 2) Vikki Hinkson made a motion to have the dumpster brought in and only those who sign up for it pay for it. Motion was seconded by Ken Jarvis. A vote was taken and the motion failed.
  - 3) Jim Moon made a motion to not pursue having a dumpster brought in. Bob Langweisch seconded the motion. A vote was taken and the motion passed. No dumpster will be pursued.
- d. Discussed an option to have a recycling dumpster available near the trash dumpster area.
  - 1) Aneta gave an overview of cost research and availability. Much discussion occurred on the pro's and con's of this item.
  - 2) Bob Langweisch made a motion to not pursue a recycling dumpster. Gary Ward seconded the motion. A vote was taken and the motion passed. No recycling dumpster will be pursued.

- e. George discussed an issue of vehicles parking in the approach area to the trash dumpsters. He described that vehicles parked in that location on trash days may prevent the trash trucks from emptying the dumpsters. He stated calls have been received about vehicles in the way.
    - 1) Discussion occurred on this subject.
    - 2) Rick Johnson made a motion to authorize the board to erect a sign in the dumpster approach area that generally states, "NO PARKING - VEHICLES WILL BE TOWED" in addition to whatever legal/contractual language must be added for a towing company and to contract with a towing company for towing vehicles. Jim Conley seconded the motion. A vote was taken and the motion passed. The Board will determine appropriate action for a sign.
  - f. Amendment 4 to the Dedications & Restrictions.
    - 1) George gave an overview of the contents of the proposed Amendment previously mailed to all Owners:
      - a) Increase in assessments to \$350 in 2009 and \$400 in 2010 and thereafter.
      - b) Change in interest on past-due accounts to 2% per month.
      - c) Clarification of Board authority to require a majority vote of the Board for entering into contracts.
    - 2) The proposed modifications to the 'Dedications and Restrictions' need to be approved by 75% of Owners.
    - 3) All signed approvals should be returned as soon as possible to the Board.
  - g. Fall association bonfire will be November 1 at dusk (6 pm). Ken Jarvis will contact Jim Click. Denise Keller volunteered Pat Kellers' services for truck/trailer and straw.
6. John Barhydt made a motion to allow the Board, at their discretion, to invoice Association Members in advance for anticipated snow removal costs that might be incurred prior to snow removal bills actually being received (the intent is to keep a positive cash position for the Association and allow payment of snow removal invoices). Jim Conley seconded the motion. A vote was taken and the motion passed. The Board will review this item and determine the best way to implement any pre-billing of snow removal services.
7. Rick Johnson brought up a violation of the Association Dedications & Restrictions for a property owner who is boarding farm animals in a structure built within 10' of a property line. Rick has discussed with the property owner, but has not seen final resolution and asked for the Board's assistance. The Board will review and take appropriate action with the offending property owner.
8. Election of Officers
- a. A request for new Board Members was made to replace 2-3 of the existing Board Members who wanted to step down. Jeff Schneider, Jim Conley, Jerry King, Bill Pattison,

and Aneta Kolb were nominated as the new Board Members. The new Board was voted upon and was accepted.

9. 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

SER

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cc: All Association Members