

Wilderun HOA
Board Meeting Notes
9/27/26

Present:

Ryan Grennan Ben King, and Eric King at Ryan's house

Discussed:

Action Steps:

Board Elections

The CCRs state board terms are 3 years, not 2 years. (Section 4.2) Therefore, no elections are needed this year. No one other than the current three of us were nominated.

Capital Project Review

We reviewed an updated Internal Reserve Study (Capital Plan) and are prioritizing the following 4 projects over the next two years:

1. Play Ground Equipment (\$15-20K)
2. Tennis Net System (\$3K)
3. Asphalt Path Repairs (\$3K)
4. Repaint Courts Lines (\$3K)

Financial Review/2027 Budget

We currently have \$50K in cash and should end the year with \$47K in the bank. The 2027 budget shows us netting \$10K with our current dues of \$300 and no capital projects.

Dues for 2027

Based on our capital plan and 2027 budget we will keep dues at \$300.

Annual Meeting and Agenda Items

Plan for the Second Week in November. Ryan to make reservations.

Add a signup sheet and greet people as they enter.

The agenda should include:

1. Explain why we are not holding elections.
2. Financial and Capital Review
3. Discuss and get input on Ryan's daughter mowing the strips. The board is in favor of the current arrangement.

4. Discuss and get input on Ryan dumping our court garbage for a mileage reimbursement. The board is in favor of the current arrangement with Ryan.

5. Discuss and get input on Eric continuing to run our finances vs an outside agency. The board is in favor of continuing with Eric doing our books.

6. Discuss and get input on giving Eric a raise for doing our books and secretary functions. An increase to \$250/month was recommended by the board.

Highlighting the following Rules:

1. ACCs form requirements and \$25 fine if not used.
2. Mowing grass. One warning and \$25 fine.
3. 24 hours to remove garbage cans. Store out of site.
4. Cars must be registered and runnable. No grass parking. (City vs. HOA enforced)
5. 48 hours for RVs, trailers, and Boats.
6. Dogs need to be on leashes. Pick up your poop.
7. 25 MPH speed limit.

2028 Items

1. We fall under the limit to have to do an external reserve study. Internal Capital Plans will continue.
2. All Board meetings will need a 48 hour notice and 15 minutes at the start for open comments.
3. Lot sales need a Resale Certificate. (95% of the requirements are already done between the escrow paperwork and the welcome letter)

Website

Eric to remove the Lot owner Directory from the website for increased privacy.