

Wilderun HOA

Annual Meeting Notes

11/2/23

Present:

Board Members - Ryan Grennan, Ben King, Eric King at the Marysville Library

Members: 35 Members representing 25 lots (not a quorum)

Topics Discussed:

Key Points/Action Steps:

Introductions

Update on Transition from Condo Shield

It was a three month process between voting the prior Board out to getting control.

We started with \$4,400 of cash and \$7,500 of unpaid bills. Lawn service and Condo Shield were let go to make it to the end of the year.

Financial Review

We spend \$44,000 on the courts and most likely over paid due to a conflict of interest between Condo Shield and Transblue.

Legal fees were \$6,000 to remove old board.

Dues will remain at \$400. All dues will be due 2/29/24. No split payments. We should end this year with \$7,000 in cash and end next year with \$14,000 in cash.

Capital Review

Next year we plan on working on our storm water vault which sits under the courts. We think the costs will be around \$8-10,000. Matt McCarter afford to help with reviewing bids and suggesting contractors since he works in this field.

Self-Managed vs. Property Manager

We are currently self-managed with Eric King doing our books for \$100 per month vs Condo Shield's \$900 per month.

Safe guards include all board members approving payments and insurance which covers \$10,000 of loss of funds after a \$1,000 deductible.

It was suggest and the board agreed to an independent review by a member on a quarterly basis and Alena McCarter agreed to do the review.

A/R Review

The members voted all in favor of this arrangement but to revisit this arrangement at our next meeting.

We have one lot that owes \$1,850. All other lots are paid up and current. We are charging this person with \$25 of late fees per month.

The board asked for input on how to proceed and it was suggested to have a guideline to remove personalities from the equation. (i.e. a past due balance of \$1,000 before a lien is placed and a past due balance of \$5,000 before foreclosure is started.)

No decisions were made. It will be discussed at our next meeting. No foreclosure for now.

ACC Form

We discussed the form and the need to fill it out, but the board will tread lightly and really only push back on items that reduce property values.

Jason Johns

We currently have a cease and desist letter outstanding with Jason on his website. The site interferes with the operation of the HOA since it could easily be mistaken as an official site for documents which violates RCW 64.38.020(11) and Declaration section 14.1. The board ask if we should sue him or fine him or both if he does not take it down. The vote was to save the legal fees for now and fine him based on our current fee structure.

Next Meeting

We discussed having our next meeting in the spring.

Topics suggested include: Self-managed vs. Property Manager, Dog Stations, Fine schedules, A/R guidelines, Financial Review, A/R review, CC&R updates, nominations for the board.

Questions and Answers and Other Topics Discussed:

Dog Stations were discussed. Some people like them, others do not. No decisions were made.

The Board removed \$12,500 of fines and fees from the A/R. All dues from the last 3 years were paid.

We will be removing two dead trees. Matt McCarter said we could help find us a contractor.

One member was concerned about dead trees on an adjoining property. The city should be able to help.

We are close to deciding on a lawn crew for next year. One member was interested in bidding.

Bill Dewey offered to help put up a website when we were ready.