



Wilderun Homeowner's Association

2023 Annual Meeting

Date/Time:

Thursday November 2, 2023

Sign in at 6:00 PM, Meeting starts at 6:30 PM

Place:

Marysville Library Large Meeting Room
6120 Grove Street
Marysville, WA 98270

Board Members:

Ryan Grennan, President, Ben King, VP, and Eric King, Secretary

Agenda:

- Introductions
- Update on Transitions away from Condo Shield
- Review Financial Position, Collections Status, 2024 Budget, and 2024 Projects (Report Attached)
- 2024 Dues will stay at \$400 per Lot. (No vote needed)
- ACC Procedures and Expectations of Owner (Form Attached)
- Join us on the GroupMe App (text Ryan at 425/422-9120 to join)
- Officers were elected mid-year for a two year term. (No elections are being held)
- Owners are welcome to bid on Lawn Maintenance for the HOA for 2024.
- Questions and Answers

Dues:

- 2024 Dues are \$400, Invoice attached. A reminder Email will be sent on 1/1/24 (by mail if no Email is on file) and due 2/29/24. The amount is due in full. We are not splitting the amount over two dates.
- Credit Card Payments for people with PayPal accounts are available at: www.paypal.me/WilderunHOA for \$412.82 which includes a credit card fee. Please add Lot number or address in "What's this for"
- PayPal invoices for Credit Card Payments without a PayPal account are available upon request for \$412.82. (call 360-481-5475 or email Eking51716@aol.com)
- Late fees of \$50 per month will be assessed so please pay on time.
- Liens will be placed on Lots with a \$1,000 or more past due balance with added fees for Legal fees assessed.

1/1/2024



Wilderun Homeowner's Association

3726 72nd Ave NE
Marysville, WA 98270
Eking51716@aol.com
(360) 481-5475

Invoice/Statement

Bill to:
Wilderun Home Owner
Marysville, WA 98270

Lot Number: All
Lot Address:

Due 2/29/24

Remit check to:

Wilderun HOA
3726 72nd Ave NE
Marysville, WA 98270
or

Pay by Credit Card at:

paypal.me/WilderunHOA
(+ 3.08% + 50¢ fee)

Put Lot # in "What's this for?"

**** DO NOT PAY CONDOSHIELD ****

Date	Discription	Amount
1/1/2024	Dues Assessed for 2024	400.00
Total - Pay by Check		\$ 400.00
Credit Card Fee (3.08%+50¢)		12.82
Total - Pay by Credit Card		412.82

PayPal invoice (for Credit Cards) available upon request. (call Eric at 360-481-5475)
Please join us on the GroupMe App (call Ryan at 425-422-9120 to join)



Wilderun Homeowner's Association

3726 72nd Ave NE

Marysville, WA 98270

RGWilderunPres@outlook.com (425) 422-9120

ARCHITECTURAL CONTROL COMMITTEE APPLICATION

Approval by the Architectural Control Committee (ACC) of Wilderun Homeowner's Association for all buildings and structures including, driveways, rockeries, fences, sheds, swimming pools, and all exterior alterations including but not limited to reroofing or repainting of any building or structure is required before work can begin. This form is the application for approval. Please attach a lot diagram showing the location of the improvement and a drawing showing any details that should be considered by the committee.

Lot #: _____ Owner Name: _____

Address: _____

Telephone: _____ Email: _____

Project Description:

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Square Foot of Building or Lineal feet of Fence: _____

Type of Materials: _____

Exterior Color: _____

Primary: _____

Trim: _____

Accent: _____

The above information is complete and accurate to the best of my knowledge.

Applicant's Signature: _____ Date: _____

ACC Comments:

ACC has Approved/Denied (circle one) your request.

ACC Member Signature: _____

ACC Member Signature: _____

Wilderun HOA

Operating Results

	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual/Estimate 2023	Budget 2024
Collections - Dues Current Yr	14,153	25,700	25,500	33,763	33,600	33,600
Collections - Dues Prior Yrs					4,700	-
Collections - Fines and Fees	90	(67)	1,565	13,341	2,923	-
Interest Income	1	2	2	4	7	50
Total Revenue	14,244	25,635	27,067	47,109	41,230	33,650
	170 /Lot	305 /Lot	322 /Lot	561 /Lot	491 /Lot	401 /Lot
Services Provided:						
Lawn Services - Normal	8,823	10,400	10,394	10,972	8,261	10,800
Lawn/Tree Services - Extra Ordinary	733	874	1,858	8,294	500	500
Maintenance - Normal	208		3,866	1,102	834	2,000
Maintenance - Extra Ordinary			1,394	2,922	44,444	10,000
Insurance	1,453	1,423	1,403	1,052	1,134	1,200
Total	11,217	12,697	18,915	24,342	55,173	24,500
HOA Administration:						
Management/Accounting Fees	7,427	8,816	10,475	17,665	9,209	1,200
Legal Fees			175	275	5,962	
Reserve Studies				820	-	
Audit/Tax Fees	140	150	175	206	185	150
Mailing Services	255	41	765	958	782	200
Office Supplies Expenses	145	20	199	155	208	200
Meeting Expense/Comm Relations	10			213	675	300
State Registration Fees	10		10	10	30	20
Bank Fee				29	88	30
Total	7,987	9,026	11,799	20,331	17,139	2,100
Total Expenses	19,204	21,723	30,714	44,673	72,312	26,600
	229 /Lot	259 /Lot	366 /Lot	532 /Lot	861 /Lot	317 /Lot
Net Cash Flow	(4,961)	3,911	(3,647)	2,436	(31,082)	7,000
Change in Working Capital	-	(897)	(110)	(12,146)		
Beginning Cash		48,535	51,549	47,792	38,082	7,000
Ending Cash	48,535	51,549	47,792	38,082	7,000	14,000