

Wilderun HOA
Board Meeting Notes

4/16/24

Present:

Ryan G., Ben K., Eric K. at Ben's house

Discussed:

A/R Review

Action Steps:

We are down to two lots that have not paid 2024 dues. If unpaid at the end of April, Eric will send 60 day demand letters by certified mail to them and we will put liens on their lots at the end of the 60 days. Both have been receiving \$25 late fees per month.

Lot 67 paid their 2023 and 2024 dues but still owe \$2000+ for prior dues, fines and late fee. It was agreed to continue to charge late fees but not to start foreclosure procedures.

P&L, and Cash Flow Budget Review

We have \$36,565 in the bank. Lawn care should come in \$2,000 under budget and the vault work looks like it will come in \$2,000 over budget. We should end the year with \$14,000-\$16,000 in the bank which should allow us to lower dues next year if all goes well.

Vault Project

We budgeted \$10,000 for this and we have received 1 bid of \$12,000 with another coming this week expected to be lower. A third bid is also in the works. We are leaning toward the higher bid sense it includes pumping out all the storm drains in addition to the vault. We will evaluated the bids and decide at our next meeting.

Insurance

Insurance is \$1,278 and is due next month. We increased the cash thief from \$10,000 to \$50,000. Deductibles were changed from \$1,000 to \$2,500. Eric will paid the bill in full with the debit card in May.

Sidewalks

We have a number of sidewalks that have tripping hazards due to the tree roots pushing up the concrete. Ryan will call the city to see if they will fix them.

CCR change for boats

Ryan is investigating changing our CCR to allow boat and trailer storage in owner's back yards. He have received a number of inquirers. Things to consider would be size limits, neighbor approval, up-to-date licenses and properly maintained conditions.

Summer Meeting

We looking into having an informal summer meeting/meet and greet in June or July at the tennis court. Ryan was going to look into a food truck. Agenda items may include a vault project update, financial update, procedures for nominating board members for the fall meeting. Eric will add a nomination form to the website.

Operations

The lawn crew was caught dumping grass clippings in the forest. They were talked to and it appears this has been resolved.

Next Board Meeting

To be scheduled after receiving all the bids for the vault project.