

Wilderun HOA
Board Meeting Notes
5/18/26

Present:

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

Discussed:

Action Steps:

Lot 74 – Car Parked on Grass

After further review, the car is on gravel and the gravel has a lot of weeds in it. This is not a lawn.

No action needed.

Lot 74 – Camper on Pickup

This is a grey area. Per the CCRs, Recreational Vehicles are only allowed for 48 hours. Passenger Vehicles are allowed. With a 2-1 vote, we decided to call this a Passenger Vehicle for now.

After visiting with the unit's renters, we found out the camper belongs to a visiting relative and will be gone in two weeks. No further action needed.

Lot 14 – Trampoline

We sent a letter to the renters of this unit to ask them to remove the Trampoline at the end of summer (9/30/26). We felt it would become an eye sore if left up year round and collect leaves during the fall and winter. They are welcome to put it back up in the spring.

Lot 47 and 4W2 – Mowing

Both lawns need mowing. A letter and email was sent to Lot 47 as a first warning. They emailed back saying their lawn mower was out of service and they were working to get a new one.

A \$25 fine was sent to Lot 4W2. This was their second warning in two months. The fine was paid before I could send out a letter.

The owner later hired Cooper Grennan to mow his yard.

Financial Review

All current dues were paid by the first week of April. Two lots were assessed a \$25 late fee.

Lot 51 – Roof

An ACC is coming for a new roof.

Transfer Fee

A \$75 transfer fee is charged to a buyer of a lot. Currently, \$25 goes to Eric to handle the paperwork and welcome letter, and \$50 goes to the HOA. Going forward \$50 will go to Eric and \$25 to the HOA. Condo Shield was charging \$200 and keeping it all.

Next meeting

We be schedule as needed.