

# Wilderun HOA

## Annual Meeting Notes

11/18/24

### Present:

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

Members: 27 Members representing 24 lots (not a quorum)

### Topics Discussed:

### Key Points/Action Steps:

#### Introductions

#### 2024 Accomplishments/Highlights

- 100% of the 2024 dues collected
- Website with documents, announcements, and credit card payments
- Groupme app started
- Saved approximately \$4,000 on new lawn service
- Worked with city to fix sidewalks
- Removed dead trees
- Cleaned out storm water vault for \$1,750 less than budget.
- Lowered 2025 dues to \$350.

#### A/R Review

We collected 100% of the 2023 and 2024 dues and we only have one lot with a past due balance of \$2,278. A lien is on this lot and the board will collect this amount plus any additional fees (\$25/month) when the lot sells.

#### 2024 Financial Review

We spend \$7,500 less than budget with savings on the lawn service (\$4,000), the vault cleanout (\$1,750), and general maintenance (\$1,750). We started the year with \$7,453 in the bank and should end the year with \$21,500 in the bank.

#### 2025 Budget

The 2025 budget has \$350 dues and no planned capital projects. We expect a 5-10% increase in yard service. The budget shows we should end 2025 with \$38,000 in the bank.

#### Elections

Ryan Grennan was reelected as president with 25 of the 28 votes

Ben King was reelected as vice president with 26 of the 27 votes

Eric King was reelected as secretary with 22 of the 27 votes

The 2025 budget with \$350 dues was approved by 26 of the 28 votes

Keeping the accounting functions in house was approved by 24 of the 26 votes

#### Dues

2025 Dues are \$350 and are due 2/28/25 in full. No split payments. A reminder email will be sent around the first of the year.

#### Open Discussion/Q&A

#### Dog Stations

It cost around \$50 a year to maintain the stations with bags. We had some vandalism in 2024. With a show of hand, the HOA members want to continue this service.

#### Lawn Service

The members are happy with the service. The board is estimating a 5-10% cost increase in 2025. We get 16 visits a year which includes 2 leaf pickups. Mowing the strips is \$250 extra and we did this 3 times in 2024. Tree trimming is extra if needed.

#### Street Parking

The board has limited control over the street parking since it is controlled by the city. Please park in the direction of traffic, do not park in front of fire hydrants (subject to a city parking ticket), and leave space at intersections to view cross traffic. Cars on the street need to be moved every 72 hours and be licensed and in working order. Please try not to block sideways when parking in your driveways. Gravel pads can be added to your lot for parking if needed.

Work trucks and van should be parked in driveways per the CCRs but the HOA cannot enforce this.

#### Stop Sign

It was suggested to put a 4 way stop sign on the intersection of 37<sup>th</sup> St and 73<sup>rd</sup> Dr. This is a city decision and when asked in prior years, they said no. Ryan said he will ask again.

#### Boat/Trailer Parking

The current CCRs do not allow Boat or Trailer parking in the HOA. In practice, the board allows parking in the driveways for 48 hours and in the dead end on 73<sup>rd</sup> drive for 72 hours on a first come first service basis. The board has received requests to store Boats and Trailers

in lot owner's back yards. The board will write up a revised CCR related to this including guidelines.

#### CCR review and updates

The board will look at and review the costs to update the CCRs. Besides the Boat and Trailer policy, the number of lots to make up a quorum at meetings being reduced to 50% is an area to review. Any changes will be need to be voted on at the 2026 annual meeting.

#### Miscellaneous

Please use ACC forms for any outdoor projects including Roofs, gutters, etc.

Ryan suggested and the members voted by a show of hands to give Eric a \$50/month raise (currently \$100/month) for accounting services.

Please mow your yards. The board did issued warnings this year but no fines yet.

Please limit your dogs barking, especially in the mornings.