

Wilderun HOA

Annual Meeting Notes

11/12/25

Present:

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

Members: 14 Members representing 11 lots (not a quorum)

Topics Discussed:

Key Points/Action Steps:

Introductions

2025 Accomplishments/Highlights

- 100% of the 2025 dues collected
- Fence and Backboard repaired
- Lowered 2026 dues to \$300 (from \$350 in 2025 and \$400 in 2024).

A/R Review

We collected 100% of the 2023 2024, and 2025 dues and we only have one lot with a past due balance of \$2,600. A lien is on this lot and the board will collect this amount plus any additional fees (\$25/month) when the lot is sold.

2025 Financial Review

No major capital projects this year. Net of prepaid dues, we started the year with \$21,581 in the bank and should end the year with \$38,150.

2025 Budget

The 2026 budget has \$300 dues and no planned capital projects. We expect a small increase in yard service. The budget shows we should end 2026 with \$49,000 in the bank unless something unforeseen comes our way.

Capital Projects

We have no planned expenditures in 2026.

We are planning to remove the blackberries on the dead end before the end of the year.

In 2027, we are looking at options for the playground equipment, tennis courts, and court security.

Dues

2026 Dues are \$300 and are due 2/28/26 in full. No split payments. A reminder email will be sent around the first of the year.

Open Discussion/Q&A

Plum Trees

Some of the plum trees need to be trimmed. Owners are welcome to trim their own trees as needed. If needed, the board can ask Top Garden to give us a bid.

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. No parking is allowed on your lawns.

Ryan will ask the city if limiting parking to one side of the street is an option and if we currently have enough room for emergency vehicles.

Speed Bumps

Ryan has asked the city about this and they said no.

Security at the Courts

The board will review the many options available over the next year (key cards, locks, cameras, signage, etc). However, the damage to the court was only \$1,000 this year and any option would need to be cost beneficial and not an administrative burden. The courts currently do not have any power source or internet access which is a limiting factor.

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 73rd drive on a first come first service basis.

Garbage Cans

Please bring your garbage cans in and out to sight within 24 hours.

Miscellaneous

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

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

No chickens are allowed in the HOA per the CCRs.