Wilderness Trace Condo Minutes  
February 19, 2019 - Tuesday  
Annual Wilderness Trace Condo Association

I. Roll Call: Owners

II. Approval of Agenda: The meeting was called to order at 6:31 pm at the Oak Ridge Civic Center.

III. Updates in 2018: Nelson Glover, President went over the updates that the board completed in 2018.
   a. Pressure Washed the front of the Condos and prune tree that were hanging over the roof, pool and tennis court.
   b. Nelson encourage the owners to make sure to store all garbage cans out of sight and any items. He also encourages owners to park in the designate area. Lastly, Satellite dishes cannot be mounted to the building and cannot be visible in the front of the condo.

IV. Updates in 2019: Mark Skeen stated that a 4x4 Storage with Gamble will cost approximately $1500.00 this will help to cover the mail boxes, payment center, etc. Mark is waiting for the approval from the postmaster.

Diane Wojono, Treasurer stated that we will be adding a doggie bag area near the tennis court.

Nelson Glover also went over a few more updates that will be done as well:
   a. Cleaning and Repairing the backside of the Condo
   b. Pressure washing all the back of the condo’s
   c. Have a wooden post structure around the post office boxes
   d. Fix the retainer wall behind the condo
   e. Include Doggie Bag dispersal around the condo’s

Have the Condo Street resurfaced

V. Financial Report: Per Diane Wojono, stated that in 2018 the association monthly dues were $85,085.00 after expenses our total expenses for 2018 ended in the amount $70,028.81. The budget for 2019 dues will be $79,200.00 and with expenses the budget will end in approximately $70,826.00. Diane Wojono stated that the reason 2018 monthly assessment was higher is due to the back assessment that were not paid and eventually got caught up. Diane also stated that we had a money market account for emergency that we are not touching to make sure that we stay ahead.

VI. Long Term Goals for Wilderness Trace:

Nelson Glover stated that the Condo Association will have a website this year to inform anyone living in the condo of issue and updates. Per Mark Skeen, Vice President stated the website domain will be wildernesstracecondo.com

Nelson Glover stated that the condo association pay for pest control and when they come by please let them come in to spray and expect your properties

VII. Officers were elected for 2019:
   · President- Nelson Glover
   · Vice-President-Mark Skeen
   · Secretary-Vanessa Spratling
   · Treasurer- Diane Wojono
   · Member at Large: Mary Batchelor

The officers introduced themselves and once the introduction was completed. There was a motion from the floor from Jennifer Culvert to accept the new officers for 2019 and it was seconded by Doris Barker. The motion passed unanimously.

Meeting adjourned at 7:45 pm