

Wildlife Meadows HOA Annual Meeting Minutes

June 16, 2021

Meeting was called to order at 6:37 by HOA president Steve Williams. Member sign in and proxies were accounted for and Quorum established. Minutes of last Annual meeting, (February 5, 2020) were approved.

HOA Treasurer Lily Westlund gave the financial report, explaining P&L for the last 4 years along with the expenses (such as insurance and maintenance).

Architectural Control Committee (ACC) chair Roger Roberts invited interested parties to join the committee explaining their purpose is to make sure house plans, colors, exterior of buildings and landscape is in compliance with HOA regulation. The last vacant lot is due to break ground this summer.

The election was held for new HOA secretary. Melinda Cooper was unanimously voted in.

Steve opened a discussion on future annual meetings and elections, given that covid has disrupted the schedule that was in place, and invited input. It was determined that having the meeting outside this time of year, was good for the Annual meeting.

Steve read a brief addressing concerns over Proposed Administrative Regulation (attached). It was clarified that these do not change any HOA regulation, it is an administrative set of regulations. The process for reviews, and enforcement, is yet to be finalized but will be addressed at future regular board meetings. The lack of attention paid to this by realtors/title company employees was brought up and resulted in talk of an HOA communication officer that would welcome new owners. A neighborhood Facebook page, and a directory were also discussed as an aid to communication, but not under the umbrella of the HOA.

Old business:

- Clarification of a bond that was secured to protect the board was done by Steve.

New Business:

- Regular board meeting schedule for 2021 was given. They are set to occur on: July 14, Sept. 8, and Nov 10, with all of them scheduled for 6:30pm.
- Clarification was made that the city owns the basin, pathways, and mail box area. Discussion ensued that they could not keep up on the maintenance, and was put out that we could help
- The ongoing issue of middle school trees, and lights being too bright was discussed. Steve has followed through with maintenance and there are no plans to remove them, and lights have been altered. He suggested that people call on their own if a concern comes up

Meeting was adjourned at 7:32.

Respectfully, Karen Kintz