



The Woods at Lake Wilderness Homeowner's Association

May 15, 2024 - ANNUAL MEETING

- **Call to order:**
 - Quorum 34% of the members (23.5 households)
 - Vote to reschedule if quorum is not present (need 50% yes of those present to continue)
- **Approve minutes.**
- **Board Discussion:**
 - President report (Matt LeCompte)
 - Vice President report (Sulie Ober)
 - Treasurer report (Rachel Taylor)
 - Secretary report (Jason McHenry)
- **New Business:**
 - Carolyn Harris last day as treasurer for the HOA will be May 31st. Carolyn will be removed as signer on the HOA bank accounts from Umpqua Bank, numbers 7201 and 6678.
 - Rachel Taylor will be the new treasurer after we open a new HOA checking and savings account with Umpqua. The old accounts will be closed after several checks clear.
 - The president, Matt LeCompte will update the secretary of state and advise them of the new governor (treasurer) for the HOW, Rachel Taylor.
 - Raised dues \$100/annually will need to stay put. may need special assessments. landscaper - I need to know complaints from residents if they have them. This company is still the cheapest that I have been able to find.

- Maintaining yards free of junk/cut the grass. ACC needs to step up and write notices/fines.
- Special projects (may need special assessment)
 - Sprinkler system fix (half last year, the rest will be fixed this year)
 - Mulch not needed this year.
 - Swing set (out of budget. will need special assessment and vote on it)
 - Replace Dead bushes to fill in the garden area.
 - Dead tree removal done. still need stump removal. \$300 to grind them.

- **Events:**

- No HOA sponsored events due to budget restrictions.
- Residents are welcome to organize events in the park via Facebook and/or word of mouth.
- Maple Valley Days 1st weekend in June. Street closures 830am June 10th.

- **Neighborhood discussion:**

- Concerns. Yards need to be cut. Dead trees need to be removed from private property. ACC should let me know and we can write warnings and levy fines.
- One tree on SE 243 needs to be assessed by the city. I'm waiting on call backs from them.
- Multiple large trees in the green belt need to be assessed. Currently working on quotes to get them cut back. This will be a possibly be a partial special assessment. We can utilize some savings to cover it.
- Gazebo & fire pit
- Swing set
- Shade for park
- Dogs
- Parking

- **Adjournment**