

Lake Wilderness Country Club Homeowners Association
Meeting Agenda November 29th, 2018 – 6:00pm
Lake Wilderness Parks & Rec – Rainier Room

The meeting was called to order at 6:03pm.

Around the Clock Property Manager:

James Tungsvik - Present

Board Members:

Jamie Garner – Present

Shirley Evans - Absent

Stephen Katzenson – Present

Doug Young – Present

Travis Smith - Present

Residents Present:

No property owners present

Treasurers Report / Financials:

October 2018:

Checking: \$3,042.08

Savings: \$36,394.32

Total: \$39,436.40

Landscape Committee Report:

The board has contracted a new monthly landscape company for monthly maintenance – first maintenance was completed on 11.21.

Mailbox Committee:

The mailboxes in the lower level of the HOA (Division 1) replacement has been completed and the board has budgeted to replace up to 3 mailboxes (if replacement/maintenance is necessary) again in 2019.

Traffic Committee:

Nothing to report

New Business:

- Updated CC&R Violation Fine Structure:

Motion made, second and approved by Board to change the CC&R violation fine structure to the following:

First Violation: Warning

Second Violation (30 days later) - \$50.00 fine

Third Violation (30 days later) – fine doubles to \$100.00

Every Violation Thereafter (in 30 day intervals) – fine continues to double (\$100 doubles to \$200, \$200 doubles to \$400, etc.)

- Motion made, second and approved by Board for all the home owners currently in the fine process to fall into the new fine structure.

For example: If you received your first violation warning in November, your second violation in December will result in a \$50.00 fine (based on the new fine structure system). If the violation continues to occur, the third violation in January will double to \$100.00. In February this fine would then double again to \$200.00 and so on until the violation is resolved.

- Christmas Light Contest:
One of the HOA Board Members has volunteered to judge the Christmas Lights for the contest this year. He will do his drive around December 18th-20th to determine the top 3 light displays. The winners will be announced in the January Newsletter and the prize is as follows:
1st place - \$100
2nd place - \$75
3rd place - \$50

Old Business:

- **Lake Wilderness Golf Course – Management proposals / decision update:**

CourseCo Management Company proposal was approved and effective as of January 2019.

ACC Report:

Div. 3-46 denied and resubmitted then approved for solar panels.

Div. 3-38 approved side fence and deck extension.

Div. 1-34 approved for roof

Div. 5-8 deck replacement

The ACC committee member will go to the local paint and hardware stores to check the preapproved Lake Wilderness HOA paint colors and make sure the colors are updated before Spring 2019.

Annual Resident Meeting:

The Annual Resident/Budget Meeting was scheduled for 7:00pm on this same evening November 29th, 2018 directly after the monthly HOA Board meeting however resident attendance requirement was not met resulting in a lack of quorum. Therefore, the Annual Resident/Budget Meeting was not able to proceed.

Executive Session:

Nothing for executive session

Meeting Adjourned: 6:55pm

The next HOA board meeting is January 16th, 2019. The HOA board is currently working with CourseCo to schedule the 2019 board meetings at the Lake Wilderness Golf Club House. Final determined location will be announced in the January Newsletter.