

DRAFT  
WILDWOOD WEST ROAD ASSOCIATION CORPORATION  
BOARD MEETING MINUTES  
SEPTEMBER 14, 2025

Officers Present: Richard Kaiser-Chair, JD Salyer-Vice Chair, Cheryl Blain-Treasurer, Nino Herrera-Road Director and Karen Gifford-Secretary.

Guests: Bob & Sherrye Bell, Danny Estin, Al & Donna Gebhart, Paula Hansen, Marc Igel, Diana Kaiser, Rebecca & Rob Martello, Patti Parsons and Shauna Stott.

Meeting at the Kaiser residence (20200 Wildwood West Drive), called to order at 3:58 PM, recorded, quorum of officers verified and Roberts Rules in place.

Karen Gifford-Secretary

Bylaws Article XVII-Annual Road Assessment. There is no protocol indicated in the Bylaws concerning members prepaying their annual dues.

For more history on WWRA the web site has been updated to reflect the meeting minutes from 2003-2006.

In the essence of time suggested omitting the reading of the minutes for July 26 and August 24, 2025.

Motion: Cheryl Blain

The meeting minutes for July 26, 2025, currently posted in draft status on the web site, will not be read verbally at this meeting. The officers and association members have been given the opportunity to read and review. Any corrections discussed will be posted on the minutes of September 14, 2025. If there are not further additions or corrections the minutes will be noted as approved with no exceptions and the draft status removed on the web site.

Second: JD Salyer

Discussion-

Member Rob Martello objected to minutes being approved in total. Wanted to know why and how a billing he prepared, for the production of association records requested by Marc Gifford, was adjusted down by the board from \$240.63 to \$61.20. He wanted this issue tabled for further discussion.

It was pointed out by Donna Gebhart that Cheryl Blain, as a board officer, cannot make a payment to settle any billing discrepancies. Cheryl wanted it on record that she stands corrected and would reverse her decision.

Motion: JD Salyer

Table this portion of the minutes until we have a further discussion with the parties involved.

Second: Nino Herrera

Vote: 4 in favor and one abstention by Karen Gifford, motion passed.

Motion: Cheryl Blain

Meeting minutes for July 26, 2025 can be approved with one exception, the records request and fee adjustment noted in the previous motion will be tabled for further discussion. That item will be moved forward and become old business for the next scheduled board meeting in October.

Second: JD Salyer

Vote: All in favor, motion passed.

Motion: JD Salyer

The meeting minutes for August 24, 2025, currently posted in draft status on the web site, will not be read verbally at this meeting. The officers and members have been given the opportunity to read and review. Any corrections discussed will be posted in the minutes of September 14, 2025. If there are not further additions or corrections the minutes will be noted as approved with no exceptions and the draft status removed on the web site.

Second: Nino Herrera

Vote: All in favor, motion passed.

#### Cheryl Blain-Treasurer

Read the summary for the September 7, 2025 meeting conducted in executive session. Based on additional information received requesting approval, by the officers attending the meeting, to edit what has been previously posted to the web site. The Secretary will be provided with an updated version of these minutes.

Motion: Nino Herrera

Approve the executive session minutes for September 7, 2025 as corrected.

Second: JD Salyer

All in favor, motion passed.

Updated total for donations received for road maintenance work \$6,728.

#### Nino Herrera-Road Director

Reminder the main purpose of the association, road maintenance.

Roadwork has begun, more is coming during the next week and it will affect the flow of traffic and road conditions. Use caution and plan travel accordingly.

Trying to save as many reflectors on the road as possible.

The end of the road (near Salyers, 20694 Wildwood West Drive) the condition was worse than expected. It has required more work, time and expense, it remains unclear how this will affect the final scope of work planned.

Maintenance completed on Wildwood West Drive 2,777 linear feet.

Richard Kaiser-Chair

Response to threatened litigation by Marc Gifford. A new settlement agreement has been received for discussion.

Secretary Karen Gifford status, recused. (Effective date June 18, 2025.)

Asked to leave the meeting, turn off any recording devices and wait to be readmitted to discuss other items on the agenda. The Treasurer was assigned take notes for this portion of the meeting, and will prepare a separate set of minutes to be placed into record.

A ballot will be prepared by the board and sent to the membership for a vote to follow up the road dues increase originally from 2024 and using the Bylaws threshold of 51% to pass. The board will utilize all the resources it can to prepare the ballot for mailing.

Ballot timeline:

Secretary to send an e-mail notification to the membership on September 15, 2025 providing 10 days advance notice as indicated in the Bylaws.

Ballots will be mailed out to the membership by September 25, 2025.

All completed ballots must be received by the deadline of October 25, 2025 to be counted.

On October 26, 2025 ballots will be opened, tallied and results announced.

Next board meeting:

October 26, 2025, time 1:30, location the Kaiser residence (20200 Wildwood West Drive).

Richard Kaiser:

Motion to adjourn.

Second: JD Salyer

All in favor, motion passed. Time 5:40 PM.

By: Karen Gifford-Secretary

---

Safety is a major concern on our road to protect people, pets and property. Please control your speed and remind your visitors to do the same.