

DRAFT
WILDWOOD WEST ROAD ASSOCIATION CORPORATION
BOARD MEETING MINUTES
JANUARY 17, 2026

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

Guests: Bob & Sherrye Bell, Paula Hansen, Marc Igel, Diana Kaiser, Patti Parsons, Bob Spier, Pat Buchanan & Shauna Stott

Meeting held at the Kaiser residence (20200 Wildwood West Drive), called to order at 11:12 AM and a quorum was verified.

Richard Kaiser-Chair

Announcements:

Meeting tape recorded.

Roberts Rules in use.

Newest residents Patrick & Brady Warren.

Fuller property in escrow.

Following the meeting there will be a luncheon suggested and organized by Paula Hansen.

Karen Gifford-Secretary

Read minutes for October 26, 2025.

Cheryl Blain

Motion: Accept minutes as read by the Secretary.

Second: Nino Herrera

All in favor no exceptions, motion passed.

Cheryl Blain-Treasurer

Bank Balance \$2,939.51

Total Dues Collected \$14,310

Outstanding Dues (5 Parcels) \$1,040

Uncategorized Income (Roadwork Donations) \$6,368

Expenses:

Accounting Software \$76

Copies/Notary \$276.63

PO Box Rent \$72

Supplies & Materials \$70.45

Legal Fees \$1,000

State Taxes \$800

Road Maintenance \$36,054.62

Misc. \$20

Total Expenses \$38,369.70

Nino Herrera-Road Director

Checked the road for any changes after the recent storms, no major damage noted. Asked parcel holders to report and inconsistencies from the last road maintenance completed or any other issues. Open to help parcel holders with road maintenance concerns. Here are some of the comments received from guests at the meeting: Some areas have a trenching issue obstructing water runoff, lower portion of the road has gravel buildup causing another runoff issue and there is a hole needing some cold patch.

As spring arrives important to keep in mind the need for tree trimming and allowing enough clearance for first responders and other large vehicles using the road.

Contacted the local fire department for more information about an incident in December involving a fire on Wildwood West Drive. All indications pointed to an unusual situation involving a previous burn that had reignited from the bottom, in very damp and foggy conditions, when new vegetation was added to the top of the pile.

Another area that is of concern is driving and not maintaining proper control or exceeding posted speed limits on Wildwood West Drive. Please be attentive, monitor speed and be watchful for all that use the road.

Old Business

The Secretary reported that Settlement Agreement dated September 24, 2025 and the annual assessment increase schedule (effective April 1, 2025) has been filed with the Nevada County (all officers given a copy). It will be posted to the web site as an amendment to the current bylaws dated 12/16/22.

New Business

Planning the annual membership meeting in April.

The Secretary submitted a proposed ballot to be discussed for the election of a new Vice Chair and Secretary. As of this meeting there are no candidates to announce for either position.

Additional items sent to parcel holders for the membership meeting will include an invitation for a potluck lunch, proxy, agenda and return mail envelopes that are postage paid (Bob Spier can get a break in price).

The Secretary will contact Western Gateway Park to secure the rental of the Buttermaker's cottage to conduct the annual meeting.

The Secretary will send an email to all association members to announce when the annual meeting will be held and to provide a cutoff date for anyone interested in being placed on the ballot for one of the board positions to be filled.

The Road Director was asked to arrange for a guest speaker to come to the annual meeting and discuss maintenance for Wildwood West Drive.

Nino Herrera

Motion: Postage paid stamps will be placed on all ballot return envelopes.

Second: Karen Gifford

All in favor no exceptions, motion passed.

Cheryl Blain

Motion: Approved proposed draft ballot submitted with the exception of inserting any specific dates and names pending more information.

Second: Richard Kaiser

All in favor no exceptions, motion passed.

Richard Kaiser

Motion: Secretary to rent Buttermaker's Cottage at Western Gateway Park in Penn Valley for either April 18th or 19th, depending on the availability, from 1 to 4 PM.

Second: Karen Gifford

All in favor no exceptions, motion passed.

Members mentioned the presence of bears and other animals in the community that could cause harm, be on the lookout and be safe.

Richard Kaiser

Motion: Adjourn meeting, time 12:05

Second: J D Salyer

All in favor no exceptions, motion carried.

Prepared 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.

Added Note:

Bob Spier announced that two properties, that touch Pleasant Valley Road, belonging to Bells (Bob and Sherrye) and Sharon McConnell have qualified for free clearing under the Firewise Program.

If you want more information on Firewise please contact Bob Spier.

Nathan Alcorn from the Nevada County Resource Conservation District couldn't come to this meeting but Bob will see if he is available for the annual meeting in April as a possible guest speaker.