

DRAFT
WILDWOOD WEST ROAD ASSOCIATION CORPORATION
ANNUAL MEETING MINUTES
APRIL 18, 2026

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

Guests: Sherrye & Bob Bell, Dominique Byers, Pat Buchanan, Marty & Cat Cardinalli, Carolyn & Bill Croker, Danny Estin, Jesse Ettlin, Al & Donna Gebhart, Marc Gifford, Paula Hansen, Marc Igel, Diana Kaiser, Rob & Rebecca Martello, Patti Parsons, Lauren Rossovich, Joanie Salyer, Bob Spier, Shauna Stott and Robin & Steve Zoch.

Meeting held at Western Gateway Park-Buttermaker's Cottage (18567 Penn Valley Drive) and called to order 1:45 PM.

Richard Kaiser-Chair

Welcome address.

Chair extended a big thank you for the great turn out by the members attending the meeting. Also acknowledged all those who volunteered to place their name on this year's ballot for the election of officers.

Introduction of new members Cat & Marty Cardinalli and Brady & Patrick Warren.

Verified Robert's Rules of Order Short Version for Small Boards used for the meeting.

Old Business-None

New Business:

Motion: Richard Kaiser

Contact Tri Counties bank to update the authorized signers for the checking account.

Second: Cheryl Blain

Vote: All in favor no exceptions, motion passed.

Motion: Cheryl Blain

Authorize Bob Spier to file the annual statement of information to the Secretary of State.

Second: JD Salyer

Vote: All in favor no exceptions, motion passed.

Motion: Cheryl Blain

Authorize Bob Spier to complete and send in the corporate taxes for the association.

Second: Nino Herrera

Vote: All in favor no exceptions, motion passed.

Karen Gifford-Secretary

Announced meeting would be recorded.

Verified a full quorum of officers and members were present.

As outgoing secretary thanked the members for their support over the years.

Suggested a motion be made in the essence of time to omit reading previous meeting minutes.

Motion: Nino Herrera

The board meeting minutes for January 17, 2026, 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 April 18, 2026. If there are no further additions or corrections the minutes will be noted as approved with no exceptions and the draft status removed on the web site.

Second: Cheryl Blain

Vote: All in favor no exceptions, motion passed.

Election of Officers

All current officers participated in the opening and tabulation of the ballots. Additionally, each officer signed off verifying the results. 41 total envelopes returned out of 46, one invalid. This is an excellent return, thank you everyone.

Votes cast as follows:

Vice Chair

Bob Bell	11
*Danny Estin	20
Rebecca Martello	7

Secretary

Donna Gebhart	17
*Marc Gifford	22
Nan Spier (Write-In)	1

*Newly elected officers.

Secretary administered oath of office to Danny Estin and Marc Gifford.

Cheryl Blain-Treasurer

Prepared the annual report, with submissions from each member of the current board and gave a copy to all members present. The hope is that this will become a yearly tradition, if you did not get a copy, please notify Cheryl.

Wildwood West Annual Report for the Year May 2025-April 2026 highlights:

Current bank balance \$5,189.51

2025 donations for road maintenance \$6,368

Association assessment notices were sent out April 1, 2026 and payments are due by May 1, 2026, projected income \$14,310.

Treasurer encouraged member feedback on any budget suggestions such as the possibility of asking for member donations or consideration to increase dues to cover costs of future roadwork. Also consider putting aside a minimum budget of \$1,000 per year to ensure bylaws are professionally reviewed and maintained.

QuickBooks are now more streamlined to make transitions easier as officer changes are made for the treasurer position.

Nino Herrera-Road Director

Thanked all the association members for their attendance and officer's past and present who have served on the board.

Purpose of the association is to provide maintenance to keep Wildwood West Drive in good and passable condition. Last September spent \$36,000 for maintenance & repair, done by Simpson & Simpson and they also provided an additional \$4500 of work and materials at no cost.

Altogether 3,000 pounds of crack fill sealant was applied and 50,000 square feet (2,778 linear feet) of the road was chip sealed. Most of the road is in good condition but there is a spot at the cross section of Mellow Pines that is in need of repair and will be the next focus. Director also provided a proposed budget and timeline for future work to be done.

The Chair noted that Wildwood West Drive was between 20 to 25 years old and could be getting to the end of its life expectancy it will need more attention and maintenance going forward. In the long run consideration to get ahead of the maintenance needed would be more cost effective in the long run.

Paula Hansen, one of the first residents on the road, noted some of the first work done on the road was in 1976 and the first asphalt was in 1982.

JD Salyer-Vice Chair

Abbreviated portion of his written statement in the annual report was read highlighting all the positives of living in our community and to take some time meeting your neighbors.

Next board meeting: Wednesday, June 24, 2026, at 6 PM, location Kaiser residence (20200 Wildwood West Drive).

Close corporate meeting 2:20 PM

Open General Meeting 2:20 PM

Steve Simpson owner of Simpson and Simpson, doing business in our area for almost 80 years, was this year's guest speaker. Last September he did work on Wildwood West Drive and in his opinion the road currently is in pretty good condition but there is a need to stay on a maintenance program to keep it in shape. The crack fill from last year may add a few more years to the surface of the road, as well as a patch job that was done at the top end the road.

In order of importance for the next scope of work he suggested that the culvert towards the upper part of the road be taken care of, it could collapse and needs to be replaced. After that he suggested more crack fill at the lower end of the road near Pleasant Valley and finally do as much chip seal resurfacing as possible towards the middle of the road. Steve will look at the Wildwood West Drive again and offer some current estimates. He stressed all types of road maintenance is increasing in price for several reasons, including the cost of oil and if the budget allows would suggest getting some items done before 2027.

Miscellaneous items:

Handcrafted gifts given to retiring officers JD Salyer & Karen Gifford.

Birthday wishes extended to Cheryl Blain and Richard Kaiser.

Cheryl Blain announced on May 2, 2026 there will be Wild Fire Ready Festival and Expo from 11 to 5 PM. Part of the event is preparation for fire hardening and the Firewise Program. Contact her for more information.

Karen Gifford provided emergency handouts from the Penn Valley Fire Department; anyone can get the material if needed at any time. In addition, the Nevada County Code Red Emergency Warning System is no longer being used. There is a new system in place called Nevada County Alerts. You will need to sign up for the new system, you can call 211 or go to the website: <https://readynv.sircom.org/subscribe>.

Adjourn & Clean Up -Time 3 PM

Minutes Prepared by:

Karen Gifford- Outgoing Secretary _____

Minutes Acknowledged By:

Marc Gifford New Secretary Elected 4/18/26 _____

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.