

Wilderness Watch

Meeting Dates

- 1st Tues., 7:00 PM, Water
- 2nd Tues., 7:00 PM, Common Area
- 2nd Wed., 7:00 PM, Roads
- 3rd Tues., 7:00 PM, Board

December 2006 Volume XXVI, Number 12

WROA on the Web: WWW.WROA.ORG

Butch Anderson Receives Recognition

As you may recall, an article in the September issue of the *Watch* recounted an incident where a Bobcat front end loader careened off the steep east slope of Evergreen Drive severely injuring the operator.

The Bobcat subsequently burst into flames below him and the resulting fire traveled rapidly up the slope further endangering the life of the victim.

Those of us who were part of this rescue have a deep feeling of commitment to having assisted him in this effort; the events of that day have left an indelible imprint in this writer's memory.

Clearly, it was through the heroic efforts of Butch Anderson, who arrived first on the scene, that the victim was saved from a fiery death.

Butch's efforts were officially recognized by Governor James E. Risch through the a letter to Chief McCarthy which accompanied a Certificate of Commendation. The commendation reads, in part:

"Commendation for distinguished public service by Butch Anderson for heroically saving the life of the accident victim and over 200 homes in the Wilderness Ranch Subdivision, July 19, 2006."

On behalf of our Wilderness Ranch community I also extend my heartfelt thanks to Butch for this selfless action.

Paul Bucca, President WROA

Idaho Power Making Upgrades

According to Bryan Wewers, Community Relations Representative for Idaho Power Company, Idaho Power is in the process of upgrading our facilities in the Wilderness Ranch area to improve reliability and increase capacity for future load growth.

More specifically, they are increasing power pole sizes and adding three phase power to help balance loads in the area.

This work will improve reliability through stronger structures, larger wire and tree clearing.

It was hoped that this work would be completed this year, but with the recent precipitation, it is a possibility that the work won't be completed until next spring. Crews are still trying to work the area as weather and accessibility allow.

This work is a continuum of a project started several years ago and known as the Boise County Project Plan.

Since 1999, Idaho Power has spent over \$4 million rebuilding and improving facilities in Boise County. This past year alone, the company has spent nearly \$1 million in line upgrades on the east side of the county.

Please exert patience with any inconveniences these upgrades may cause us; it is in our best interest.

Paul Bucca, President WROA

Thanks and Reminder from ACC

The ACC board wants to thank everyone for your submissions and patience over the 2006 year.

All submissions are up to date and as of November, there are no pending requests.

We want to remind individuals that if you start a project, please be timely and complete it in the determined allotted time. The ACC will be reviewing job progresses and time frames of past submissions beginning 2007.

Remember to use the ACC submission forms. They can be found in the Mail Center or online at www.wroa.org.

Again we thank you for your cooperation and look forward to helping each resident with your property improvement goals.

Paul Heim, ACC

WROA Special Board Meeting Minutes, November 6, 2006

A special meeting of the board of directors of the Wilderness Ranch Owners Association, Inc. was called by the president for Monday, November 6, 2006 at 7:00 PM under Article 5, Section 2 of the WROA by-laws. Notice was given by e-mail on November 3, 2006.

The meeting was called for the purpose of discussing a personnel policy manual, addressing liability insurance matters, reviewing a draft for a monthly water system report, approving minutes, and, in executive session, discussing potential litigation.

The meeting was held at Oreon Inc.,

WROA Special Board Meeting Minutes, Monday, November 6, 2006 (continued from Page 1)

195 Wilderness Way, Boise, Idaho, and was called to order by Paul Bucca, chair of the meeting, at 7:00 PM. Directors present: Paul Bucca, president; John Saucerman, vice president; Dick Burgman, treasurer; Lesley Bahner, secretary; and Sandy Moser, member-at-large.

Executive Session

The board went into executive session to discuss potential litigation regarding the Ifft CC&R noncompliance issue.

Regular Session

The board came out of executive session and convened in regular session.

Liability Insurance

Regarding outstanding issues relating to WROA's liability insurance, the board agreed the backhoe replacement cost to be \$45,000 and its actual cash value to be \$25,000; the addition of a rental equipment floater would be deferred until the Association next rents or leases a big piece of equipment; the inflation factor to be applied to the Water Treatment Plant would be 4%; the replacement cost of the Mail Center to be \$36,000; these additions and changes would be effective with the renewal of the policy on December 11, 2006. Lesley was instructed to communicate this information to Doug Colwell, WROA's insurance agent.

Review of Personnel Policy Manual

The board reviewed a draft version of a personnel policy. It was agreed that Sandy would edit the document based on the board's discussion and circulate it again to board members.

John said he would look into the relevance of a safety policy, if required by OSHA.

Water System Report Draft

Dick presented the board with a proposal for reporting on the monthly status of the water system. After suggestions were made, Dick said he would take it to the Water Committee for review.

Approval of Minutes

Dick made a **motion** to approve the minutes of the 17 October 2006 regular board meeting. Sandy seconded the motion and it passed unanimously.

The meeting was adjourned at 9:25 PM.

Submitted by Lesley Bahner, Secretary

WROA Regular Board Meeting Minutes, Tuesday, November 21, 2006

The Board of Directors of the Wilderness Ranch Owners Association, Inc. met in regular session at the Fire Hall Training Room on 21 November 2006. The meeting was called to order by Paul Bucca, chair of the meeting, at 7:07 P.M. Directors present: Paul Bucca, president; John Saucerman, vice president; Dick Burgman, treasurer; and Sandy Moser, member-at-large. Lesley Bahner, secretary, was absent.

Agenda

The agenda for the meeting was presented and revisions were made. The agenda was approved as revised.

Minutes

The minutes of the 6 November 2006 special board meeting were approved by unanimous vote of the members present.

Water Committee Report

Butch Anderson, water system supervisor, reported that one bid has been received for the cross-over project. The proposal is twice the amount anticipated. Sunrise Engineering is another company that may bid the project. The goal is to have this project ready to go by spring 2007. Leak has occurred on Chaparral at Evergreen Drive intersection. Repairs are underway. Butch reported that the Water Treatment Plant is running well. Various customer complaints were addressed.

Road Committee Report

Tim Schaaf, committee chair, was absent. Carrie Wiss, committee member gave a summary report. Tim and Carrie conducted a survey of the roadway problem list as submitted from the last Road Committee, by visiting

the sites and verifying the list. The list was given to our road contractor, Powder River. Most of Tim's report was already in the *Watch* article he submitted. Carrie reported the snow removal equipment from Powder River is on site.

Communications Committee Report

John Fiedler, committee chair, was absent. Carrie Wiss also reported that the November *Watch* was mailed out on time and should have been received by most owners.

Welcoming Committee Report

Nothing new to report this month. Shelly Slater, committee chair, submitted an article for the *Watch* and continues to mail out welcoming packets with cards of contact information for various committee members.

Common Area Committee Report

Carrie Wiss, committee member reported she had a meeting with our forestry consultants, TSP, and the helicopter contractor. Discussion was held at this meeting that trucks would have to travel up Rush Creek, through the Common Area Middle Road and travel out the Whitetail Run side. Depending on timing of thinning, dust abatement measures would need to be considered. Timber prices are currently down, so it would be advisable to wait until prices are higher. The project should only take 10 days to complete once started. The Common Area Committee will discuss Carrie's meeting in detail at its December meeting and make recommendations to the Board after that meeting.

Carrie also discussed a Firewise Conference she attended for three days in

Submission Information

The *Wilderness Watch* is the primary vehicle for communications between Wilderness Ranch owners and the WROA board and committee chairpersons. It is *usually* published monthly.

Materials for the *Wilderness Watch* should be e-mailed to John Fiedler at johnfiedler@oreon.net and to Lesley Bahner at lesleybahner@oreon.net, faxed to 208-381-0944, or mailed to 195 Wilderness Way, Boise, ID 83716. There may be room to publish your photos, but it is not always possible. The deadline is the last day of each month for next month's issue. Submit materials longer than 75 words by e-mail, on CD, or on diskette. You should receive acknowledgment that your submission has been received.

Subscriptions are \$9.00 a year, \$25.00 for three years, payable to WROA, Inc.; please mark your check clearly.

WROA Regular Board Meeting Minutes, Tuesday, November 21, 2006 (continued from Page 2)

Colorado. WROA has been a recognized Firewise Community for 5 years now. WROA received special recognition as such at this conference. Carrie came back with more ideas to bring the focus of fire prevention and reduction around our homes since we are a community at risk from wild land fires.

ACC Report

Sandy had forwarded to Board Members the minutes from the last ACC meeting and reviewed same. Skip Wehner was voted in as chair at this meeting. An updated Excel spreadsheet will be e-mailed to board members as soon as possible. Various members will be out of town over the next couple of months, but the ACC submission box will be checked on a regular basis.

Facilities Committee Report

Paul Bucca reported that brush was removed from around the Mail Center. Light bulbs were replaced inside the Mail Center. The outside motion light has a problem and will be fixed shortly. The door hinges have been purchased and will be installed this

next week. The sand shed heating system should be in operable condition by Friday.

Financial Report

Cindy Desler, WROA bookkeeper, presented her report. She stated financial reports as of 30 October 2006 were e-mailed to board members and some committee chairs on 14 November. These reports were reviewed by the board.

The balances in the Idaho Independent Bank accounts as of 21 November are: checking, \$48,245.58; savings, \$219,794.30. Accounts Payable is \$506.83.

Two owners had 90-day past due letters sent for October, and six 60-day letters and 17 30-day past due notices were sent; no new liens were filed.

Cindy reported that one property changed ownership in October 2006.

Cindy asked the board to consider her Balance Sheet recommendation to move the principal amount for one year from long-term liability to current liability in regards to the DEQ Loan Note Payable (DW#9917). Board will take her recommendation under advisement. Also, she wants to amend the Fiscal Year 06-07 budget to move the interest amount from GL #8730 DEQ Loan Repayment to GL #8163 Water Interest Exp-DEQ Loan on an annual basis. Dick would like to review with the Water Committee at its next meeting before agreeing to this change.

Old Business

Budget Reconciliation. No decision was made pending Dick conferring with Jeff Root, Water Committee chair, about water system budget items. Jeff wanted a chance to review everything in detail before commenting. We should know something by next month's meeting.

Deer Point Circle Easement Correspondence. Received letter from owners stating they are not taking any further action at this time.

Insurance Claims and Company Inquiry. Another power line was broken while making water line leak

repairs. Invoice has already been paid. We will not submit to insurance for reimbursement. Board discussed letter received from insurance company asking for clarification that we are calling Dig Line to mark the underground lines and that attention is being paid to the markings due to what they perceive as a frequency of these types of claims. Paul will respond to the insurance company's request that we are calling Dig Line and we are adhering to their markings, and that all Risk Management practices are being adhered to.

New Business

Trash Pile on Evergreen Drive. Paul received a complaint that an owner on Evergreen Drive has a large pile of slash mixed in with household furnishings on the corner of their property and it is unsightly. Also, concern was mentioned that if the intent is to burn the pile, that there are items in the pile that could emit toxic fumes. Paul Bucca will visit the home and contact the owner about the furnishings in the slash pile to see what the intent is.

Personnel Policy. The draft personnel policy was discussed. Sandy said she had received several corrections from Lesley that need to be incorporated. John pointed out that the OSHA / Safety / Hazard and Drug policies have yet to be incorporated. Sandy will incorporate Lesley's changes and the policy sections that she forgot and e-mail it to all board members again. It was also decided that a draft copy be submitted to the Water Supervisor for review as well. The goal is to complete this policy and have it voted on at next month's meeting.

The regular meeting of the board was recessed at 8:40 p.m. and the board convened in executive session to discuss personnel issues and potential litigation.

Board in Executive Session

The board came out of executive session and reconvened in regular session.

John made a **motion** to approve the employment letter and job description for the water supervisor position as submitted. Dick seconded the motion

WROA Important Numbers**Board of Directors**

President: Paul Bucca	345-2767
Vice President: John Saucerman	336-2023
Treasurer: Dick Burgman	424-9275
Secretary: Lesley Bahner	344-9979
Member-at-Large: Sandy Moser	345-6373

Committee Chairs or Contacts

Water: Jeff Root	381-0223
Roads: Tim Schaaf	388-4686
Facilities: Linda Bucca	345-2767
ACC: Skip Wehner	331-8238
ACC: Ineke Ashley	368-0248
ACC: Paul Heim	344-5700
Welcoming: Shelly Slater	331-1369
Communications: John Fiedler	344-9979
Common Area: Mark Moser	345-6373
Election: Lesley Bahner	344-9979

Other Numbers

Accounting: Cindy Desler	345-9797
Mail Box Keys: Cindy Desler	345-9797
Any Emergency on Ranch	911
WROA HotLine	342-4554
Water Emergencies: Butch Anderson	424-3352
Trash Collection (Ken Wells)	344-4418
Boise Cty Sheriff (non-emergency)	392-4411
Ambulance	1-800-632-8000
Life Flight	1-800-521-2444
Highway Emergencies	1-800-233-1212
Basin Elementary School	392-6631 / 392-6632
Idaho City High School	392-9948 / 392-9949

WROA Regular Board Meeting Minutes, 11/21/06 (cont. from Pg. 3)

and without discussion, it was passed unanimously.

The meeting was adjourned at 8:47 P.M.

*Respectfully submitted by Sandy Moser,
WROA Member at Large*

Owners in Attendance: Cindy Desler, Carrie Wiss, John Kubisiak, Butch Anderson, Mark Moser.

Ads et Cetera

By WROA policy, ads should be submitted by the last day of the month preceding publication. Resubmit ads each month they are to run.

Need a Plumber? Call "Soler Plumbing." Remodels, Gas Piping, Water Heaters, Bathroom Additions, Toilet Repairs & Replacements, and Garbage Disposals. Dependable & Quality Work You Can Count On. Licensed, insured and bonded. So... if you Gotta Leak! Let "Soler Plumbing" take a peek! Call 343-1307 for service. (1/07)

Heating, Air Conditioning and Gas Appliance Repair — Ron's LP Gas Repair. Locally owned and operated. Reasonable rates. 10% discount on parts and labor with maintenance agreement. Licensed, insured and bonded. Weekday, evening, and weekend service available. Call 429-9949. (11/06)

Hilltop Café will be opening as Hilltop Smokehouse and General Store. While Hilltop is being remodeled from top to bottom, Lil' Hilltop Smokehouse is open for your business. Stop by and enjoy the friendly service and great espresso, breakfast, lunch and dinner items from our menu, which features our smoked meats. Your ideas for new menu items are welcome. Take home dinner specials will be added to the menu soon. Special orders or special requests are available. Drive up or call ahead. Lil' Hilltop is now taking orders for holiday meats. Place your order now for a delicious turkey, ham, salmon, or prime rib. Stop by or call 345-2724 to place your order. Open: 6:30 am to 6:00 pm, Monday through Thursday; 6:30 am to 8:00 pm, Friday and Saturday; 8:00 am to 5:00 pm, Sunday. 345-2724. (3/06)

Wilderness Ranch Owners Association, Inc.
Wilderness Watch Newsletter
46 Wilderness Ranch Road
Boise, ID 83716

Address Service Requested

PRSRT STD
US Postage
PAID
Boise, Idaho
Permit No. 726

Speak Out!

"Speak Out!" letters are published without editing (what you write is what we print!); no letter will be printed without the name and address of the writer. Topics should be of interest to WROA members.



Dear Wilderness Ranch Owners,

This is a time of the year when we give thanks for all our blessings and family and friends. We also should take time to acknowledge all of those individuals who give of their time and volunteer on our behalf. There are many that do that presently and have done so in the past.

A few that come to mind are our Wilderness Ranch Board of Directors and all of those persons on subcommittees that help make this such a beautiful place to live. We have a wonderful group of emergency medical volunteers along with our Fire Department volunteers who put in so much time to help us and keep us safe. Thanks to all!

On a personal note, Drew, my son Keith, and myself would like to give a big thank you that words can never express to a fellow Wilderness Ranch resident, Javier Andrade. My son Keith was driving home early Thanksgiving morning and dozed at the wheel of his car. He crossed the center line on Highway 21 near the Robie Creek area and landed in Mores Creek. Javier saw the accident and stopped and went into the creek even though he does not

swim to rescue my son. Keith was disoriented inside the vehicle and could not find his way out as water was rushing neck deep around him.

God was with Javier and Keith that morning and brought both of them out of the water unharmed. Javier put Keith in his vehicle and drove him up to our home. Both were soaking wet. Keith was very lucky to have only a couple of scratches from that horrible ordeal and be alive.

Thank you again, Javier, for your part in saving Keith's life that day. It truly was a day of thanks for all.

Drew and Carol Bodie and Keith Taylor, 5 Buckboard Place



Dear Wilderness Ranch Owners,

I don't know how many of you have signed up for InstantWatch, but it's a great free service now offered by the Association. You receive an e-mail telling you such things as when snow plowing will start, or who is sharing your water problems and what is being done to fix them. It saves you the effort of making a call and waiting for the reply. If you haven't taken the 2-3 minutes it takes to sign up, you're "missing the boat."

Andrew Chasan, 3 Forest Lane

Up-to-date Winter Road Information

- ♦ By InstantWatch e-mail (subscribe at wildernessranch-subscribe@yahoo.com)
- ♦ On the Internet at WWW.WROA.ORG
- ♦ By telephone by calling the WROA HotLine, 342-4554