

Memo

To: 2004 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 1/25/05
Subject: Annual Wilderness Trails Home Owners Association Meeting Minutes
Attendees: See attached List

The meeting opened on 1/25/05 at 7:10 p.m.

Review by Architectural Committee (Ben Efting)

- Stated only 3 lots remain in the neighborhood.
- Stated any changes or additions to a property require approval by the architectural committee prior to the work being started. The only exception is work that is an exact replacement-in-kind.

Review by Deed Restriction Committee (Stan Faber)

- Overall there has been excellent compliance concerning deed restriction issues.
- The current deed restrictions have been revised and are currently under review by the Board. To be officially approved will require greater than 50% of all homeowners in the addition. This vote will occur in 2005.

Review by Maintenance Committee (George Dillon on behalf of Chuck Jennings)

- Reviewed the capital improvement projects.
 - New fencing at Castlewood Park
 - New signage to entrance of Wilderness Trails. Design will be similar to Wilderness Pines entrance.
- Review the two largest annual expense items (Pool and Lawn maintenance). Both items will be bid to ensure competitiveness at the end of the existing contract.
- The roofs on both park buildings will need repair due to the hailstorm occurring in October. Insurance will cover a majority of the costs.

Review by Finance Committee (Pat Garner)

- Reviewed 2004 financial statements.
- Reviewed annual dues structure. Dues are paid in arrears. Discussion also centered on the number of homes that are delinquent on there dues payment and what recourse the Homeowners Association has to collect past due amounts.
- Discussion over what philosophy the board uses to finance large projects while also maintaining a reserve fund.
- It was stated that Wilderness Trails HOA dues is one of the lowest fees compared to other HOA's. Discussion occurred on raises the fee structure to allow for funding project work in a faster manner. It was stated the Board could raise the dues only to a maximum limit of \$225. Any increases above that would require a majority vote by the homeowners. General consensus of the group was to raise the dues to the board approved maximum in accordance with the Bylaws.

Question Session

- A question was asked when the Pool contract would be sent out for bids. **Response:** *At the end of the existing contract in May 2005.*
- A question was asked concerning the entire scope of the Castlewood Park project. **Response:** *The scope was reviewed using an schematic/rendition drawing.*
- A question was asked if fundraisers could be done to raise additional cash for project funding. **Response:** *The board would need to review this approach and likelihood of success. Also whether homeowners would be willing to lead these type efforts.*
- A statement was made why couldn't volunteer labor be used to get park improvements faster. **Response:** *It was stated that people could volunteer by signing up on committee sheets.*
- A homeowner asked why white mailboxes were allowed in the neighborhood and why couldn't there be standardization. **Response:** *Current deed restrictions do not specify certain types of mailboxes and thus the deed restriction committee has no enforcement power.*
- A statement was made that there was very limited flow of traffic through the old section of the neighborhood during the garage sale. **Response:** *It was stated that signs were posted at all the neighborhood entrances.*

Board Member Elections

- A homeowner and former board member stated that action oriented individuals are needed for the board.
- George Dillon, Lisa Norwood and Ben Efting were nominated and unanimously approved by the group in attendance.
- Skipper Jones volunteered to take over architectural committee chairmanship.

Other Topics

- The homeowners association web sites were given.
www.wthoa.org
- Door prizes were given for attendance. Two \$25 dollar and one \$50 dollar gifts certificates were given in a random drawing.

The meeting was adjourned at approximately 9:45 p.m.