

# Memo

**To:** 2005 Wilderness Trails Home Owners Association Board Members  
**From:** Kevin Bordelon  
**Date:** 4/27/2005  
**Subject:** Wilderness Trails Home Owners Association Board Meeting Minutes  
**Attendees:** Board Members: Kevin Bordelon, George Dillon, Lisa Norwood,  
Committee Chairs: Stan Faber, Skipper Jones,  
Others:  
**Absent:** Ben Efting, Pat Garner, Bill Parks

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The meeting opened on 4/27/2005 at 7:00 p.m.

## **General (all)**

- Approved 3/30/2005 Board meeting minutes.
- Discussed the operation of the HOA web site. The current domain name is tied up by the former web master. It is in the process of being released. Amy Efting was unanimously approved as the web master of the HOA web site.
- The Board discussed seeking a volunteer that could write a neighborhood newsletter.
- An idea was presented and discussed about dedicating the new Wilderness Trails sign at the Castlewood entrance in an effort to solicit volunteers to install landscaping around the new sign. No formal decision was determined.
- National Night Out was discussed. The board endorsed participation, but no formal HOA event is planned. This was deemed more a neighbor-to-neighbor event instead of an HOA event. It was suggested to invite the local police to attend and get directly involved with the people in our neighborhood. Lisa will contact the Police Chief's secretary and discuss this option.
- Discussed what the Board position would be concerning a request to add solar panels to a home. Viewpoint was that this would be allowed if requested.
- Discussed recommendation to reinstate a pool party. Past history was reviewed. Lisa will seek a chairman for the recreation committee and let this committee propose options.
- Brief discussion on future Castlewood Park improvements and timing.

## **Review by Architectural Committee (Skipper Jones)**

- No issues.

## **Review by Deed Restriction Committee (Stan Faber)**

- A complaint was lodged regarding roof colors and the lack of approval of colors by the architectural committee. Addresses of homes in question will be sent to Stan for follow up.
- The current Deed Restrictions will be emailed to all the Board members by Stan. Kevin will send all the Board members the proposed revisions to the restrictions.
- Still waiting on legal evaluation of the proposed Deed Restriction modifications.

**Review by Maintenance Committee (Jeff Norwood)**

- Roof replacement at the Pool and Park buildings is complete. Final claims for the amount withheld, as depreciation will be submitted to the insurance company.
- Trash dumped at the end of Castlewood has been removed. A sign will be posted stating no dumping is allowed at the HOA's expense.
- Two bids have been requested for landscaping maintenance since the current contract expires in May. The current provider (Manor) has said they would extend the current contract and pricing for two years. The second bid is pending.
- The new Wilderness Trails entrance sign at the Castlewood entrance has started and is projected to finish in several weeks.

**Review by Finance Committee (Pat Garner)**

- HOA dues collected to date \$7,700. Money owed to the HOA is approximately \$46,000 in delinquent dues. Approximately \$25,500 has been spent on the Castlewood Park project.

**Pool Management (Bill Cole)**

- Pool rules have been revised and will be sent out with new keys to Wilderness Trails residents current on their HOA dues.
- A new pool contract proposal was submitted by Bill Cole. The contract was discussed and unanimously approved by the board with one modification. All pool equipment will be place in storage by pool maintenance provider at the end of the pool season.
- The pool lifeguard station has been approved and is still pending replacement.

**Other Topics**

- None

The meeting was adjourned at approximately 8:30 p.m.

Open Action Items from previous Board meetings:

- The position responsibilities of he board members were discussed. Roles will be defined and added to the by-laws. George Dillon will take the lead on this issue using an ad hoc committee.
- The HOA contact information maintained by the City of Friendswood is outdated. Skipper will work with the city to get this information updated.
- The barbeque pits at Castlewood Park will be removed due to deterioration.