

Memo

To: 2005 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 4/25/2006
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – March 2006
Attendees: Board Members: George Dillon, Lisa Norwood, Kevin Bordelon, and Ben Efting
Committee Chairs: Stan Faber and Pat Garner
Others: N/A
Absent: Skipper Jones,

The meeting opened on 3/29/06 at 7:00 p.m.

General (all)

- Discussed feedback from various homeowners about the appearance and information provided on the web site. It was mentioned that posting Brittney Bay information has been good for publicity.
- A proposal was made to allow for the Castlewood Park to be rented out for private homeowner functions. A policy and procedure will have to be developed and pass legal review before this proposal is agreed upon by the board. Lisa will solicit procedures from other homeowner organizations that allow this practice.
- It was stated that a High School student was parking in the Castlewood Park parking lot during school hours. This issue has been rectified. In addition signage will be posted stating parking is for park use only and cars will be towed if left unattended.

Review by Architectural Committee (Skipper Jones)

- No issues.

Review by Deed Restriction Committee (Stan Faber)

- A letter will be written and posted on the web site as well as being sent to each home owner, describing the major changes to the proposed deed restrictions.
- In May, all homeowners will be asked to vote in writing to approve the new deed restrictions.
- Various deed restriction violations were reviewed and discussed for consistency and follow-up actions.
- The Architectural Committee needs to inform Stan Faber of approved homeowner's changes so that deed restriction violations are not issued to homeowners who have building projects.

Review by Maintenance Committee (Lisa Norwood made on behalf of Jeff Norwood)

- The following items have either been repaired or are pending repair.
 - Falling Leaf entrance sprinkler system.
 - Swing replacement at Castlewood Park.

- Cleaned storage area and inventoried items at Castlewood.
- Planted flowers at Castlewood entrance.
- Modification of the Applewood Park sprinkler system to cover the area where new trees have been planted (Pending).
- Repairs to the Castlewood Park Pavilion structure including replacement of rotted load bearing columns and rotted siding replacement/painting.
- Electricity to the parks was disconnected due to an error by First Choice Power. Issue was resolved without expense.

Review by Finance Committee (Pat Garner)

- Current net income (income statement) is \$42,428.16 and total net assets (balance sheet) are at \$117,025.46 as of March 29, 2006.

Pool Management (Bill Cole)

- Pool keys will be ordered for this year's pool season.
- Bill Cole will be contacted about possibly sponsoring a swim lesson program this summer.

Other Topics

- An Easter egg hunt is scheduled for 2:00 pm on Saturday, April 1st.
- A "Yard of the Month" program has been developed and will be coordinated by Lisa Cowie. A draft procedure was reviewed and approved by the Board.

The meeting was adjourned at approximately 8:30 p.m. The next meeting is scheduled for April 26, 2006 at 7:00 p.m.

Open Action Items from previous Board meetings:

- Lisa Norwood to get other HOA procedures to review regarding renting the parks to private parties.
- Kevin Bordelon to develop a one-page letter explaining the proposed changes to the deed restrictions.