

**Wilderness Trails HOA Monthly Board Meeting**  
**April 24, 2008**  
**7:00 P.M.**  
**Home of Ben Efting**

**Agenda:**

**General Announcements – Board Members**  
**Architectural Control Committee - Scott James**  
**Deed Restriction Committee – Stan Faber**  
**Maintenance Committee – Jeff Norwood**  
**Finance Committee – Pat Garner**  
**Recreation/YOM Committee – Chairman**  
**Pool Management – Bill Cole**  
**Other Topics – Open**

**General Announcements – Board Members**

- 1) Motion to approve March 26, 2008 minutes
  - a. Approved – Ben Efting
  - b. Second – Lisa Norwood
- 2) Tracy is to e-mail the February and March minutes to Amy Efting to be loaded onto WTHOA website.
- 3) Pool maintenance increase – see under Pool Management section, below.
- 4) The pool keys will be ready May 15.
- 5) The WTHOA meetings have been changed to the last Thursday of each month. The library is booked on Thursdays, and so the meetings will be held at Ben Efting's house, for the time being.

**Architectural Control Committee – Scott James**

- 1) Two proposals for pools, one with a patio cover, were submitted to the committee.
- 2) A homeowner has requested to join the committee. Scott has agreed, and assured us that committee members will continue to abstain from voting on issues that have a conflict of interest.

**Deed Restriction Committee – Stan Faber**

- 1) Postcards are going out to all residents soon, either by regular mail or in past due bills. Stan is waiting for a new, complete list of residents from Pat.
- 2) In the past month, there have been three violations, all that have received letters in the past. The HOA legal counsel said that since the violators had already received a letter (no matter how long ago), the certified letter can be sent now, without a repeat of the first letter. Two of the violators have since complied.

**Maintenance Committee – Jeff Norwood (Lisa Norwood contributing in Jeff’s absence)**

- 1) It is now too late to plant anything on the berm at the Castlewood entrance because there is no water. We will go with the five or six 15 gallon trees @ approximately \$150 each option and plant them at the end of the year.
- 2) The activity going on in the right of way behind the subdivision is from the Jacob’s Landing community. They are installing sanitation/sewer lines and upgrading the water pump. If you have any questions regarding this construction, please call the City of Friendswood Community Development.
- 3) The sprinklers at Applewood pool have been fixed and adjusted.
- 4) Cornerstone hasn’t sent in a bid for irrigation services, so the WTHOA is staying with Manor Maintenance.
- 5) A light at the Castlewood Park has been replaced by TNP for \$450.
- 6) The Maintenance Committee will call for volunteers to lay mulch when the time comes. Using volunteers will greatly reduce the cost of maintenance.
- 7) Lisa asked the city if they would match our funds to beautify the neighborhood water retention pond behind the subdivision. Lisa suggested a walkway or jogging path around it and making it into a park. They said they will get back to us with an answer.

**Finance Committee – Pat Garner**

Not in attendance

- 1) Financials for April, 2008 will be submitted to the Board before the next meeting.

**Recreation/YOM Committee – Melanie Reyes**

- 1) Will announce the winner of the yard of the month in the next meeting.
- 2) Lisa will call the committee together to possibly plan a pool opening party.

**Pool Management – Bill Cole (absent)**

- 1) Lisa will coordinate contacting Bill for the keys and set hours
- 2) Open during the day during May 24, 25, and 26 (Memorial Day)
- 3) Regular season will be May 31 through Labor Day
- 4) Pat will get the keys from Bill and send them out to the paid residents
- 5) Pool contract amendment – A \$2,400 increase per year has been requested by the pool maintenance company in order to cover the increase in minimum wage. Pat will crunch the numbers and provide the Board with the results to make sure the increase is between the 10%-15% mark, and not to exceed 20%.
  - a. Ben agrees with the increase; the actual out of pocket expenses will increase at least 8.4% for tax liabilities and minimum wage increases.
  - b. Lisa is concerned that the increase was brought up now, right before the pool is going to open – why not earlier in the contract’s year, when the wage increases were announced?
  - c. Lisa proposed decreasing the hours of operation from 9 a.m. to 10 a.m. to offset the increased cost. Cutting six hours a week should reduce the increase to \$1,500. Melanie and Tracy agreed to the reduction in operating hours to reduce the increase.

- d. We all agreed that Bill will have to re-submit a proposal with new contract values to include the wage increases, but offset by the reduced hours of operation.
- e. Melanie suggested that maybe Glen Shannon residents could pay for a pool pass to use our pool. Lisa opposes the fee to non-residents, but is in favor of charging residents for a pool pass fee. Ben said that the WTHOA would have to charge for a legal consult before either charge could be started. This discussion is tabled for now in order to see if any administrative, legal, CPA fees, etc. would need to be incurred.
- f. Lisa wants the lifeguards to ensure that all pool users write down the resident's name and hours spent at the pool in order to accumulate usage data.
- g. Poseidon Pools are submitting a competitive bid contract for next year. By submitting a contract amendment, Bill has opened up the contract to allow for competitive bids now.

### **Open Discussion**

- 1) Lisa will give Amy the city numbers to be posted on the HOA website.