

Memo

To: 2006 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 07/25/2006
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – April 2006
Attendees: Board Members: George Dillon, Lisa Norwood, Ben Efting, and Kevin Bordelon,
Committee Chairs: Stan Faber
Others: N/A
Absent: Skipper Jones, Pat Garner, and Shannon Moran

The meeting opened on 4/26/2006 at 7:00 p.m.

General (all)

- Approved the 3/29/2006 Board meeting minutes with two revisions. Ben Efting motioned for approval after revisions. Lisa Norwood seconded with all attendees unanimously approving.
- Discussed Board member requirements for attending monthly meetings and proper notification in case an absence is unavoidable. There has been a problem with a specific Board Member's attendance prompting the discussion.
- A lengthy discussion was held on what improvements would be made within the constraints of the annual income. The following chart lists the items suggested in order of priority with some estimates of costs which were from prior bids, prior similar construction or based upon judgment. Based upon the annual income it is estimated that roughly \$10,000 can be spent in 2006 on improvement projects.

Priority	Project Description	Est. Cost
1	Castlewood Park Repairs (in progress) <ul style="list-style-type: none">• Replace building Siding• Gate repair• Remove damaged playground equipment	5000
2	Ceiling Fans at Applewood Pavilion (requires electrician per code)	700
3	Castlewood Park fall zone around playground equipment	3000
4	New commercial picnic tables at Applewood	700
5	Commercial benches at Castlewood park	600
6	Applewood fence replacement	8000
7	Castlewood Park Improvements – Phase 2 <ul style="list-style-type: none">• Walking/Running track (crushed granite)• Exercise equipment	5000
8	Castlewood Park Improvements – Phase 3 <ul style="list-style-type: none">• Building expansion and revision• New playground equipment	?

Review by Architectural Committee (Skipper Jones)

- No Report

Review by Deed Restriction Committee (Stan Faber)

- Various deed restriction violations were discussed.
 - Boat in driveways exceeding time limitations on Cambridge street.
 - Jet Ski's being parked in driveway and in yard on Castlewood.
- A cover letter still needs to be developed that will be sent to all homeowners explaining the major changes to the Deed Restriction proposed document and the need for the revisions.

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

- Sprinkler systems at the Falling Leaf entrance and at the Applewood park have leaks that need repair. Cornerstone Maintenance has been contacted for the repairs.
- A power switch for the Castlewood Park floodlights was repaired.

Review by Finance Committee (Pat Garner)

- No Report

Recreation Committee

- The Easter Egg hunt was a success with approximately 30 children in attendance. Many thanks to Carrie Wade and Lisa Cowie for their coordination of this event.

Pool Management (Bill Cole)

- Pool rules have been revised to remedy past issues and will be both sent to home owners current on their annual dues and posted on the HOA Web site.
- Pool keys for the 2006 season have been purchased and pool locks rekeyed accordingly.
- Swim lessons will not be provided.

Other Topics

- A Yard-of-the-Month program has been developed and should start in May. A \$25 Home Depot gift card will be given to the monthly winner.

The meeting was adjourned at approximately 8:50 p.m. The next meeting is scheduled for May 31, 2006 at 7:00 p.m.

Open Action Items from previous Board meetings:

- Kevin Bordelon to develop a cover letter explaining the changes incorporated in the revised Deed Restriction document prior to seeking approval from the homeowners.