

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 – June 2006
Attendees: Board Members: George Dillon, Ben Efting, and Kevin Bordelon,
Committee Chairs: Stan Faber
Others: N/A
Absent: Skipper Jones, Pat Garner, and Lisa Norwood

The meeting opened on 6/28/2006 at 7:25 p.m.

General (all)

- Approved the 5/31/2006 Board meeting minutes without revision. Kevin Bordelon motioned for approval. Ben Efting seconded with all attendees unanimously approving.
- The Board Member's with attendance issues resigned due to personal reasons. By the governing rules of the HOA the board can approve filling the vacant Board position by selecting an individual to serve the remainder of the term. Volunteers are being currently solicited to fill this Board position.
- The first Yard-of-the-Month winner was selected under the new policy guidelines. Congratulations to 1209 Buttonwood. Winning Yard-of-the-Month homes receive a \$25 Home Depot Card.
- Under a new policy written and implemented by the Board, homeowners can rent out the Castlewood park for private functions for a small users fee. A refundable deposit will also be held to ensure adequate clean-up has been done and no damage has occurred. The park has been rented once already.

Review by Architectural Committee (Skipper Jones)

- No Report

Review by Deed Restriction Committee (Stan Faber)

- Various deed restriction violations were discussed.
 - Paint cans at curb for trash have not been removed nor picked up by City Trash Collection services.
 - Jet Ski's being parked in driveway and in yard on Castlewood.
 - Various siding stains on homes from A/C system leaks.
- 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 .
- The need for revitalizing the deed restriction committee was discussed. The need is to have people willing to survey the neighborhood for deed restriction violations and report them to the committee chair for follow-up action if warranted. A posting will be placed on the Web site seeking volunteers to this committee. In addition letters will be mailed to old committee members to see if they still have an interest in serving.

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

- The current landscape contract has been discontinued due to lack of quality service. The old contractor has agreed to restart landscaping service at his previous pricing of two year ago. The Board agreed to this arrangement until November 1, at which time the contract would be bid for the 2007 year.
- Different electric providers are being looked at in an effort to reduce annual electric costs to HOA equipment. A specific provider has not been chosen yet.
- Installation of ceiling fans to the Applewood Pool building are in the bid process.
- The wooden benches at the Applewood pool are showing their age and need to be replaced. Pending further Board action.

Review by Finance Committee (Pat Garner)

- No Report

Recreation Committee

- No Report

Pool Management (Bill Cole)

- No Report

Other Topics

- No Report

The meeting was adjourned at approximately 8:15 p.m. The next meeting is scheduled for July 26, 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.
- Lisa Norwood to revise the pool rules and update the rule placard per the items cited in the Pool Management section in the May meeting minutes.
- Skipper Jones to work with Amy Efting to develop an electronic Architectural approval process via the Web page as outlined in the Architectural Committee section in the May meeting minutes.
- Board must approve purchase of new benches for the Applewood pool.
- Stan Faber to follow-up with Amy Efting on getting a Web page posting seeking Deed Restriction Committee volunteers.