

Memo

To: 2005 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 7/27/2005
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes
Attendees: Board Members: Kevin Bordelon, George Dillon, Ben Efting, Bill Parks
Committee Chairs: Stan Faber, and Pat Garner
Others: N/A
Absent: Lisa Norwood, Skipper Jones

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

General (all)

- Approved 6/29/2005 Board meeting minutes. Ben Efting motioned approval. George Dillon seconded with all attendees unanimously approving.
- Police Chief meet and greet meeting occurred with limited attendance. Overall, feedback from meeting was very positive.
- Traci Goza is now the new representative/liaison from City Council to the homeowners association and homeowners.
- HOA Annual Garage Sale is scheduled for Saturday, October 1, 2005.
- The posting of signs at the pool and park areas for "No Trespassing" and "No Parking" has been delayed pending wording changes recommended by the Police Department representatives. Once exact wording recommendations are received the signs will be posted.

Review by Architectural Committee (Skipper Jones)

- No issues.

Review by Deed Restriction Committee (Stan Faber)

- A certified letter of deed restriction violations was sent to a resident regarding construction issues and appearance of a home that was renovated after a fire.
- Several deed restriction violations were discussed.
 - Boat at residence visible above fence line.
 - Trash at residence routinely visible in front of house.
 - Discussed potential legal action against a residence for repeated deed restriction violations and potential alternate courses of action involving a management company responsible for the residence.
 - Discussed metal storage building violation against a resident refusing to comply with deed restriction regulations.

- Discussed raising the HOA annual assessment maximum level in the next issuance of deed restriction revisions. Current maximum is \$240 while most other HOA's have annual assessments ranging from \$350 - \$500. No recommendation was made.
- Discussed metal storage buildings in general and whether they should be allowed as part of deed restrictions if placed out of view from street. No conclusion was made and it was decided to discuss the issue further at future board meetings.
- Discussed issue of playground equipment being multiple stories, a deed restriction violation, but not requiring approval for construction or placement. No conclusion was made and it was decided to discuss the issue further at future board meetings.

Review by Maintenance Committee (Jeff Norwood)

- No report.

Review by Finance Committee (Pat Garner)

- January through July 27 financial results:
 - Income: \$99,162
 - Expenses: \$72,750
 - Balance: \$26,422
- The HOA still has a large outstanding delinquent dues amount pending collection. Efforts are underway to notify residents if there are delinquent dues and the penalty for such.

Pool Management (Bill Cole)

- None

Other Topics

- None

The meeting was adjourned at approximately 8:45 p.m. The next meeting is scheduled for August 31, 2005 at 7:00 p.m.

Open Action Items from previous Board meetings:

- The position responsibilities of the 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 barbecue pits at Castlewood Park will be removed due to deterioration.
- Kevin Bordelon to issue final draft of the new deed restrictions.
- Lisa Norwood to get recommended wording from police department on No Parking and No Trespassing signage.