

# Memo

**To:** 2006 Wilderness Trails Home Owners Association Board Members  
**From:** Kevin Bordelon  
**Date:** 01/12/2007  
**Subject:** Wilderness Trails Home Owners Association Board Meeting Minutes – December 2006  
**Attendees:** Board Members: Ben Efting, Lisa Norwood, George Dillon, and Kevin Bordelon  
Committee Chairs: Stan Faber  
Others: N/A  
**Absent:** Pat Garner and Skipper Jones

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The meeting opened on 1/10/2007 at 7:00 p.m.

## **General (all)**

- Approved the 11/29/2006 Board meeting minutes without revision. Lisa Norwood motioned for approval. Ben Efting seconded with all attendees unanimously approving.

## **Review by Architectural Committee (Skipper Jones)**

- No Report
- Skipper has informed the Board that he will not chair the Architectural Committee in 2007. A replacement will need to be found.

## **Review by Deed Restriction Committee (Stan Faber)**

- Board and committee members will go house to house soliciting ballots for the deed restriction vote. Intent is to have this vote finalized by the annual meeting.

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

- No Report

## **Review by Finance Committee (Pat Garner)**

- A legal "Formal Judgment" document can be filled for a cost of \$72 in Galveston County which gets reported to the credit bureaus. Recommendation is to file this document on all homeowners that are delinquent on their dues past 2 years. A notice will be sent to the homeowners requesting immediate payment within 30 days or the legal document will be filled with the court. Currently the HOA is owed approximately \$23,000 in past due dues.

## **Recreation Committee**

- No Report

### **Pool Management**

- The pool contract will expire in 2007. The Board has determined that the contract will be bid, to ensure costs are in line.

### **Other Topics**

- The primary focus of the meeting was to develop the presentation for the annual Homeowners association meeting scheduled for Tuesday January 30th.
  - Want to get HOA assessment costs from other HOA's for comparison purposes.
  - Will have 3 door prizes for homeowners attending the meeting.
  - Three board positions will be open for 2007. One vacant position and two current board members (Lisa and Ben).
  - Notices by mail will be sent to each homeowner informing them of the meeting by Jan 15<sup>th</sup>, 2007.

The meeting was adjourned at approximately 9:00 p.m. The next meeting is the annual homeowners meeting scheduled for January 30, 2007 at 7:00 p.m.

Open Action Items from previous Board meetings:

- Lisa Norwood to get with Bill Cole and investigate alternative pool pump operation.
- 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.
- Lisa Norwood to determine what the lowest cost electric provider and will start the process for switching providers if required.