

Memo

To: 2005 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 11/30/2005
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – October 2005
Attendees: Board Members: George Dillon, Lisa Norwood, Kevin Bordelon, and Ben Efting
Committee Chairs: Stan Faber
Others: N/A
Absent: Skipper Jones, Pat Garner, and Bill Parks

The meeting opened on 10/26/2005 at 7:00 p.m.

General (all)

- Approved 9/28/2005 Board meeting minutes with one revision. Lisa Norwood motioned for approval after revisions. Ben Efting seconded with all attendees unanimously approving.
- Per the current Deed Restriction in force the Board voted to increase the HOA dues by the allowed 10% during the September 2005 Board Meeting. This increase was initiated from the unanimous response of the homeowners at the January 2005 annual meeting stating they favored increasing the annual assessment. Dues payable January 1, 2007 will be \$225.50 up from the current \$205.00. Notice will be sent by Pat Garner to each homeowner by November 30, 2005 to be in compliance with the provisions of the Deed restrictions.

Review by Architectural Committee (Skipper Jones)

- No issues.

Review by Deed Restriction Committee (Stan Faber)

- The proposed amendments and revisions to the Deed restrictions were reviewed item by item with several wording changes being recommended. The board unanimously approved the new document pending review by legal counsel. The next steps are as follows.
 - Get legal counsel approval of the document – George Dillon
 - Develop a cover letter that will be sent to all homeowners explaining the major changes to the document and the need for the revisions - Kevin Bordelon
 - Solicit approval from each homeowner. This will be done on a house by house basis sometime in early 2006 in an effort to achieve 51% supporting the new document - Board

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

- The electric lights at the entrance to Falling Leaf entrance are non-functional due to an electric supply issue. The problem is being investigated in order to repair.

Review by Finance Committee (Pat Garner)

- No report

Pool Management (Bill Cole)

- No report.

Other Topics

- None

The meeting was adjourned at approximately 8:00 p.m. The next meeting is scheduled for November 30, 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.
- Lisa Norwood to investigate options for new playground equipment and costs, including option of rebates.
- Lisa Norwood to get recommended wording from police department on No Parking and No Trespassing signage.
- Determine if homeowner's delinquent on dues will be reported to Credit Agencies and the guidelines for such.
- Get final approval on the deed restrictions from legal counsel and develop cover letter explaining the changes.