

# 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 – November 2006  
**Attendees:** Board Members: Ben Efting, Lisa Norwood, George Dillon, and Kevin Bordelon  
Committee Chairs: Stan Faber, Pat Garner, and Skipper Jones  
Others: N/A  
**Absent:** None

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The meeting opened on 11/29/2006 at 7:00 p.m.

## **General (all)**

- Approved the 8/30/2006 Board meeting minutes without revision. Lisa Norwood motioned for approval. Ben Efting seconded with all attendees unanimously approving. There were no official meetings in September and October due to not establishing a quorum of board members.
- Due to the Christmas holidays the Board meeting scheduled for Dec 27, will be moved to Jan 10 starting at 7:00 PM at Ben Efting's house.
- The annual homeowner's meeting is being scheduled for Jan 30, 2007 with Jan 23, 2007 as a backup date in case the Library facilities are booked.

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

- 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)**

- A second mailing will be sent to all home owners that did not return the original deed restriction voting ballot sent in late September. This mailing will again request that they cast their vote and return the ballot by mail. The mailing will include the reasons why the board is seeking to amend the deed restrictions, a voting ballot, and a postage paid return envelop. In late December and early January Board and committee members will go house to house soliciting ballots for the deed restriction vote for those homeowners who did not return a ballot by mail. The intent is to have this vote finalized by the annual homeowners meeting.
- A deed violation was discussed concerning a homeowner who has a "POD" storage unit at their home that is visible from the street. The storage unit has been at the site for a least a month.

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

- No lights at the Applewood pool. Power may have been disconnected by the electric provider due to a billing error.
- A pool pump has failed, with repair costs estimated at \$425. This is the second pump failure this year. It was noted the pumps run continuously and that they may need to be cycled to improve run

life and to lower electric cost. Bill Cole will be called and asked if cutting the pump runtime is feasible.

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

- Currently the HOA is owed approximately \$23,000 in delinquent dues. It was proposed that the board investigate the procedure and cost for reporting this data to credit bureaus. The intent is to be more aggressive at collecting delinquent dues from homeowners that repeatedly fail to or refuse to pay.
- The board agreed to create and over time fund a new budget reserve fund for big ticket expense items that will occur in the future such as re-plastering the Applewood pool. The board also agreed to create a reserve for legal expenses.
- Net income through Nov 29<sup>th</sup> is \$33,240.

### **Recreation Committee**

- No Report

### **Pool Management**

- No Report

### **Other Topics**

- Issues regarding the annual homeowners meeting were discussed.
  - Will try to schedule for Tuesday January 30th.
  - Want to get HOA assessment costs from other HOA's for comparative purposes.
  - Will have 3 door prizes for homeowners attending the meeting (two gift cards valued at \$25 each and one valued at \$50).
  - 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 8:30 p.m. The next meeting is scheduled for January 10, 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.