

Memo

To: 2005 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 01/16/2006
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – November 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 11/30/2005 at 7:00 p.m.

General (all)

- Approved 10/26/2005 Board meeting minutes with one revision. George Dillon motioned for approval after revisions. Lisa Norwood seconded with all attendees unanimously approving.
- The annual Homeowner's meeting is scheduled for Tuesday January 24, 2006. Agenda will be developed and meeting notices issued.

Review by Architectural Committee (Skipper Jones)

- A home is pouring a driveway on the wrong side of the property contrary to Architectural standards. The history regarding this issue was discussed and the committee is addressing the problem with the builder.

Review by Deed Restriction Committee (Stan Faber)

- The proposed amendments and revisions to the Deed restrictions were reviewed for a second time by legal counsel. Several revisions to the document were made with approval by the Board. One recommendation needs clarification from the lawyer. Kevin Bordelon will take care of that issue. The next steps are as follows.
 - 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
- Six notices of deed restriction violations have been sent with four taking corrective action.
- Repair to a fence on Castlewood will be resolved.

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 was determined to be the breaker and repairs will be made in the next several weeks.
- Two pine trees were removed on Castlewood at a cost of \$325.00.

- Landscaping to the Castlewood entrance will occur the first week of December.
- Bids for budgeting purposes are being requested for removal of the Castlewood Park playground equipment and installing a crushed granite walkway.
- Discussed the addition of trees at the Applewood pool and park.

Review by Finance Committee (Pat Garner)

- Pat to send out reminder notices to homeowners currently delinquent on their HOA assessments.

Pool Management (Bill Cole)

- Shade covers at the Applewood pool will remain in place through the winter due to potential damage if removed.

Other Topics

- Issues are trying to be resolved regarding automatic forwarding of emails to Board members posted from the Web site.

The meeting was adjourned at approximately 8:10 p.m. The next meeting is scheduled for January 18, 2006 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.
- Develop cover letter explaining the changes incorporated in the revised Deed Restriction document prior to approval from the homeowners.