

Memo

To: 2007 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 05/30/2007
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – February 2007
Attendees: Board Members: Ben Efting, Lisa Norwood, George Dillon, Tracy Wamsley and Kevin Bordelon
Committee Chairs: Stan Faber, Scott James
Others: N/A
Absent: Pat Garner and Skipper Jones

The meeting opened on 2/28/2007 at 7:00 p.m.

General (all)

- Approved the 1/30/2007 Board meeting minutes without revision. Lisa Norwood motioned for approval. Tracy Wamsley seconded with all attendees unanimously approving.
- The duties of the Architectural Committee Chair were reviewed for Scott James who was volunteering for the position. Scott accepted the position. Lisa Norwood motion for board approval. Ben Efting seconded with all attendees unanimously approving.

Review by Architectural Committee (Scott James)

- No Report

Review by Deed Restriction Committee (Stan Faber)

- Board and committee members will go house to house soliciting ballots for the new deed restriction approval vote. Intent is to have this vote finalized in the next several months.
- Various deed violations were discussed including:
 - Residence with two trucks inoperative being stored in the driveway on Piney Woods.
 - Residence on Castlewood storing a white SUV inadequately.
 - Fence leaning and in need of repair on Bayou Oak.
 - Improper and inadequate lawn care at a residence on Piney Woods that has been turned over to the City of Friendswood to handle.
 - A trailer with lawn equipment being stored in visible view for two weeks at a residence on Castlewood.
 - Parking cars at the Castlewood Park by students at the High School. Cars will be reported to police and towed at owner's expense.
 - Parking in Cul-de-sacs which is limiting right of way by other cars due to the green space in the center of the street.
- A residence on Castlewood replaced their fencing as a result of deed violation notices.

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

- The following maintenance items were discussed:
 - Broken Swing at Castlewood Park. Estimated at \$80 to repair.
 - Gate at the end of Castlewood to the pipeline right-of-way has been broken. Will call the pipeline company to get it repaired.
 - Sprinkler systems at Wilderness Pines entrance is leaking. An annual maintenance agreement for sprinkler maintenance will be investigated as an option to quite having to call out sprinkler companies for repairs.
- A motion was made to replace the wood fence at the Applewood pool with a wrought iron fence not to exceed \$7000. If quotes come back higher than this limit the board will need to reapprove the expenditure. Ben Efting motioned with George Dillon seconding and the board unanimously approving.

Review by Finance Committee (Pat Garner)

- No Report

Recreation Committee

- Approval was given by the board for the costs of the annual Easter egg hunt. Tentative timing for the hunt is April 1st.

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. Lisa Norwood will start the bidding process.

Other Topics

- A resident has asked to rent the Castlewood Park for personnel use with the board approving. The park rental guidelines and cost will be posted on the web site for future reference.
- The board asked Amy Efting to investigate if the web site software needed to be upgraded to ensure performance and security.

The meeting was adjourned at approximately 8:40 p.m. The next meeting is the annual homeowners meeting scheduled for March 28, 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.
- Scott James 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.
- Lisa Norwood to determine what the lowest cost electric provider and will start the process for switching providers if required.