

**Wilderness Trails HOA Monthly Board Meeting  
7:00 P.M.  
March 25, 2010  
1304 Buttonwood**

**Agenda:**

**General Announcements – Board Members**  
**Architectural Control Committee - Scott James, Darryl Voss**  
**Deed Restriction Committee – Tracy Wamsley**  
**Maintenance Committee – Jeff & Lisa Norwood**  
**Finance Committee – Pat Garner**  
**Recreation/YOM Committee – Melanie Reyes**  
**Pool Management – Bill Cole**  
**Other Topics – Open**

**Attendees: Ben E., Melanie R., Cathi W., Tracey W., Scott J., D. Voss, B. Hanks, J. Gerland**

**General Announcements – Board Members**

- 1) There was general discussion regarding mail-out of the reminder postcard (concerning lawn maintenance, spring clean-up, etc.), which will be sent out shortly, separate from the pool key mail-out.
- 2) Melanie presented a sample newsletter and discussion ensued concerning what to include in the newsletter, timing of mailing, etc.

**Architectural Control Committee – Scott James**

- 1) Scott introduced, Darryl Voss, his replacement for the Chairman position. He and Darryl will work together to coordinate a smooth transition. Scott would still like to complete archiving the old Architectural Control Committee documents that are housed at Pat Garner's business.
- 2) There was follow-up discussion concerning Mr. Travis' request to construct a building on his property. Ben will follow-up with Mr. Travis concerning submission of plans for the revised building (as per the Board's request for modification to the original plan).

**Deed Restriction Committee – Tracy Wamsley**

- 1) There was discussion concerning "blind businesses" which are operated in homes in the subdivision. As long as the neighborhood is not affected by these businesses (e.g. a website business that is operated from a home), there are no deed restrictions or city ordinances that govern this practice. An instance of a car

repair and sales business was discussed and that is felt to be a violation of the deed restrictions. Tracy will follow-up by contacting that homeowner.

#### **Maintenance Committee – Jeff & Lisa Norwood**

- 1) In Lisa's absence, it was reported that several items (fans, fence, and tile) needed to be replaced at the pool. Melanie will follow-up with Lisa regarding proceeding with these repairs.
- 2) There was discussion concerning the fact that the pool will require re-plastering by next year and this cost will be in the \$15-20K range.
- 3) One non-compliance issue was discussed: the need for a dedicated 911 phone line at the pool. Lisa will investigate this further as Ben thought we already had this.

#### **Finance Committee – Pat Garner**

- 1) In Pat's absence, there was no Finance report given.

#### **Recreation/YOM Committee – Melanie Reyes**

- 1) Melanie reported that Yard of the Month presentations will resume in April.
- 2) Melanie will ask that Pat include the proposed newsletter with the pool key mail out. This will include information/dates for the fall Garage Sale.

#### **Pool Management – Bill Cole**

- 1) After Lisa researched several other options, the pool contract with Bill Cole was reviewed and approved with one stipulation. The Committee agreed with a 2-year contract, but asked that a clause be added to indicate "no mid-contract amendment if there is an increase in minimum wage". Once this is added to the contract, the document can be sent electronically to all Board members for approval.

The next meeting will be on April 29, 2010 and held at 1304 Buttonwood.

