

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
December 2, 2010
1304 Buttonwood**

Agenda:

**General Announcements – Board Members
Architectural Control Committee - 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., Pat G., Tracy W., Bruce H., Jim G.

General Announcements – Board Members

Following a motion by Jim, seconded by Ben, the October minutes were unanimously approved.

Architectural Control Committee – Darryl Voss

In Darryl's absence, there was no report from the Architectural Control Committee.

Deed Restriction Committee – Tracy Wamsley

Tracy reported that she has referred the home previously discussed (on Castlewood and Lost River) to the HOA attorney. After the final letter has been sent, if no response is forthcoming, the attorney will begin action to place a lien on the property.

Maintenance Committee – Jeff & Lisa Norwood

In Lisa's absence, there was no report from the Maintenance Committee.

Finance Committee – Pat Garner

Pat presented two (2) reports: Profit & Loss for January 1 through December 2, 2010 and Balance Sheet as of November 30, 2010. After discussing both reports, Pat concluded by stating that the HOA continues to have a strong cash position.

Discussion continued regarding collection procedures (for consideration with regards to residents who are delinquent in their homeowner dues). It was decided that when the 2011 dues letters go out, a strongly worded “seriously delinquent” letter will be sent to homeowners with previous dues debt. This letter will request response within 60 days. If no reply is received within that time frame, the debtor will be referred to the HOA attorney for further action.

Recreation/YOM Committee – Melanie Reyes

Melanie presented the proposed newsletter. After a few minor changes, the newsletter was unanimously approved. It will be included in the next mail-out from Pat’s office.

Melanie will make arrangements to reserve the meeting room at the library for the annual homeowners’ meeting on January 26, 2011. Ben will e-mail the power point presentation to all committee chairs in preparation for the meeting.

Pool Management – Bill Cole

There is no report concerning the pool at this time.

Other Business

Concerning follow-up on the park renovation project being proposed by Chelsea Coleman, Ben will draft a letter for the Girl Scout Gold Board Committee, stating the HOA’s intent to match Chelsea’s fundraising dollars 1:1 up to \$10,000. Secondly, Bruce will assist with grant-writing activities in an effort to secure additional funding for the project. Lastly, further information regarding how homeowners can assist (monetarily or otherwise) with this project will be presented at the annual meeting in January.

A motion to adjourn was made by Bruce and seconded by Ben. The next meeting will be the annual homeowners’ meeting on January 26, 2011.