

**Wilderness Trails HOA Monthly Board Meeting  
7:00 P.M.  
February 23, 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., Deborah C, Darryl V., Bruce H., Jim G.**

**General Announcements – Board Members**

Following a motion by Melanie, seconded by Jim, the December minutes were unanimously approved.

At the annual homeowners' meeting in January, Deborah Winters-Chaney volunteered to join the Board and this was unanimously approved by the homeowners who were present.

The Board discussed positions and responsibilities among the members. A motion was made by Jim, seconded by Bruce, and unanimously approved as follows: the 2011 Board Members are Melanie Reyes, President; Jim Gerland, Vice President; Cathi Wise, secretary; Bruce Hanks and Deborah Winters-Chaney, members-at-large.

**Architectural Control Committee – Darryl Voss**

Darryl reported that the Architectural Control Committee currently has one application in process for a driveway widening project. This application includes a request for a building to be placed on the property. Some adjustments are necessary for this proposed building to meet our deed restriction guidelines. Darryl is addressing options with the homeowner.

**Deed Restriction Committee – Tracy Wamsley**

In Tracy's absence, there was no report from the Deed Restriction Committee.

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

Lisa submitted the following report from the Maintenance Committee:

1. Flags at Falling Leaf were replaced in January.
2. The Applewood parking lot security light was likely struck by lightning because it was not functioning and the technician said it was burned up on the inside. The unit was replaced in January. TNMP bills us \$350 each time it is replaced and this one was 11 months old.
3. The Texas Shade Systems team replaced the rusted cable on the large shade structure at the pool at a cost of \$378 on February 18. The equipment is no longer in warranty.
4. Generic Community Work Day signs were purchased for \$66.
5. The Castlewood park demolition was a success. Approximately 20 volunteers removed all existing equipment and spread mulch, repaired the wood fence, organized the storage closet and pressure washed the sidewalks. The HOA has spent approximately \$500 on the effort to date. The next work day is tentatively scheduled for April 30, 2011 with plans to start a walk path. Current estimate for entire installation proposed by Girl Scout is \$52,000 for equipment.
6. Castlewood bathrooms need major renovation. Suggestion made to make a meeting room of the south side structure. No cost estimate available.
7. The pool resurfacing has been tentatively scheduled for the first week of May in coordination with Bill Cole and Associates. Cost will be approximately \$15,000.
8. Pool keys will be made in April for May mailing. Cost \$500.
9. Applewood pool and white vinyl fence require repairs. No cost estimate yet.
10. Ceiling fans at pool cabana will need to be replaced. Cost \$75 each and volunteers to install. Not functioning since hurricane Ike.
11. Left entry sign light at Falling Leaf is broken and needs replacing. No cost estimate yet.
12. Applewood Park requires sand in fall zone. Cost is \$200 for 20 yards plus labor to spread it.
13. Requesting board to provide a \$500 prepaid VISA card to the Maintenance Committee for incidental expenses. All expenditures will continue to be documented. This prevents maintenance coordinator from having to expend personal funds.

A motion was made by Deborah, seconded by Jim, and unanimously approved to issue a prepaid VISA card to the Norwood's for use by the Maintenance Committee. Pat will initiate this and coordinate with Lisa.

## **Finance Committee – Pat Garner**

Pat presented two (2) reports: Profit & Loss for January 1 through December 31, 2010 and Balance Sheet as of January 30, 2011. After discussing both reports, Pat concluded by stating that the HOA continues to have a strong cash position.

Pat stated that approximately \$18,000 has been collected recently and some of this is for past due HOA dues. There was some discussion regarding timing of payment for maintenance fees and Pat reiterated that all maintenance expenses are reviewed by Lisa Norwood prior to payment issuance.

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

Homeowner Edith Brennan volunteered to manage the Recreation/YOM Committee. Melanie will assist with the transition. No report at this time.

Melanie will make arrangements to reserve the small meeting room at the library for the next Board meeting on March 30, 2011.

### **Pool Management – Bill Cole**

There is no report concerning the pool at this time.

### **Other Business**

Melanie and Deborah reviewed the information presented at the Friendswood HOA Education Forum on January 29, 2011. Future meetings will be announced and a member of the Board will plan to attend each session.

Melanie informed the board that Boy Scout Troop 445 requested approval from the board to sell flag subscriptions in Wilderness Trails. For \$35 the Boy Scouts will come out prior to Memorial Day, 4<sup>th</sup> of July, Flag Day and Veterans Day and post a 3 x 5 foot flag, mounted on a metal pole and made of material in your yard. The Boy Scouts will remove the flag the day after the holiday and store the flag until the next recognized holiday. Money raised from this project will be used for summer and winter camps. The HOA approved the selling of flag subscriptions, which has already begun.

The Board members thanked Ben for his exemplary leadership over the past years. A motion to adjourn was made by Melanie and seconded by Bruce. The next meeting will be on March 30, 2011 at the library.