

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
March 30, 2010
Friendswood Public Library**

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 – Edith Brennan
Pool Management – Bill Cole
Other Topics – Open**

Attendees: Melanie R., Cathi W., Pat G., Deborah W. C., Darryl V., Tracy W., S. Boyd (guest)

General Announcements – Board Members

Following a motion by Melanie, seconded by Deborah, the February minutes were unanimously approved.

The annual homeowners' meeting of the Boca Raton subdivision is hosting a "meet the candidates" event on April 27th at the library. Since this is the same date as our monthly Board meeting, it was decided that the event would be publicized via the website for the HOA membership in general. The Board meeting will be held following the event. Melanie will ask Amy, the webmaster, to post this announcement.

Chelsea Coleman presented the Board with a brochure and some fliers she made to provide further information regarding the Extreme Park Make Over. These fliers will be distributed to homeowners in hopes of igniting interest in the project and encouraging donations (made out to the Girl Scouts and thus tax deductible) and participation in the next work day, April 30th.

Architectural Control Committee – Darryl Voss

Darryl reported that the Architectural Control Committee currently has five (5) applications in process. Two (2) are for driveway widening projects, one (1) is for new windows and garage siding, one (1) is for a backyard cedar pergola, and one (1) is for a front yard rose trellis. All these requests have been approved.

Deed Restriction Committee – Tracy Wamsley

Tracy reported that ten (10) letters were sent to homeowners in the past month, five (5) of these representing “second letters”.

Maintenance Committee – Jeff & Lisa Norwood

Lisa submitted the following report from the Maintenance Committee:

1. Pool resurfacing will begin the first week of May and pool keys will be mailed out around the same time.
2. The next work day for the front park is scheduled for April 30th. Chelsea is also proposing a BBQ sale for Memorial weekend at the Applewood Pool. This has been approved by Bill Cole.
3. A new YOM sign has been ordered.

Finance Committee – Pat Garner

Pat presented two (2) reports: Profit & Loss for January 1 through March 30, 2011 and Balance Sheet as of March 30, 2011. After discussing both reports, Pat concluded by stating that the HOA continues to have a strong cash position. He also noted that the Accounts Receivable amount reflected is falsely high because of a recent influx of mail and payments that have not yet been posted.

The delinquent homeowner dues list will be discussed at the April meeting.

Recreation/YOM Committee – Edith Brennan

No report this time. Melanie is assisting with Edith’s transition and at this time they have decided to present YOM awards for six (6) months out of the year because of seasonality and its effects on lawn care and yard maintenance. The YOM Guidelines were updated to reflect these changes.

Pool Management – Bill Cole

There is no report concerning the pool at this time.

Other Business

Ms. Sipra Boyd, attorney from Daughtry & Jordan P.C., discussed HOA options regarding actions available to the HOA concerning a house located on Castlewood. This house is currently unoccupied and without working utilities, has several dead trees and broken windows, was previously managed by a management firm, and is generally an eyesore and potentially unsafe. The HOA has been unable to contact the owner and the annual dues have been unpaid for

two (2) years. Ms. Boyd will initiate a “skip trace’ and a “nothing further certificate”. She will also verify if there are foreclosure proceedings in process on the property. She will further investigate whether the Galveston County taxes are in arrears. She will report back to Melanie with her findings and we will discuss next steps at the April meeting.

Deborah gave an update on the status of the Pearland Regional Airport (i.e. Clover Field) project. For further information, she referred to the following website: www.pearlandairportbailout.com Melanie will ask Amy, the webmaster, to post this information on the HOA website.

A motion to adjourn was made by Melanie and seconded by Deborah. The next meeting will be on April 27, 2011 at the library.