

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
August 31, 2011
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., Jim G., Deborah W. C., Darryl V., Pat G.,
Tracy W.**

General Announcements – Board Members

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

Architectural Control Committee – Darryl Voss

Darryl reported that the Architectural Control Committee has approved five (5) requests in the past month. One (1) request was for a detached garage. One (1) request concerned exterior paint. Two (2) requests were for backyard pools. The final request was for a second room addition. The Committee reviewed the plans for that project and unanimously agreed with the Architectural Control Committee's approval. In addition, there was discussion concerning a masonry project observed on Castlewood. A letter was sent to the homeowner, but no response was received. A letter will be resent by certified mail with return receipt requested. In addition, the City Code Enforcement officer will be contacted to ascertain if the homeowner has complied with City regulations.

Deed Restriction Committee – Tracy Wamsley

Tracy reported that there has been no response from the attorney's letters to either the homeowners for the Castlewood property previously discussed or for the Lost River property that continues to be in violation of the deed restrictions. The next step will be for the attorney to send the final demand letter.

Maintenance Committee – Jeff & Lisa Norwood

Lengthy discussion occurred regarding the lawn maintenance contract for the subdivision. The Board reviewed the bids obtained by Lisa and unanimously voted to approve the continued contract with Manor Maintenance in light of their exceptional service in the past.

Lisa will be obtaining bids for repair of the toilet and water leak at the Castlewood Park. In addition, Lisa reported that a new water leak has been reported near the Castlewood Park and she has notified the City. It is unclear at this time whether this leak is on HOA property or in an area maintained by the City.

Finance Committee – Pat Garner

Pat presented the Balance Sheet as of August 30, 2011 and the Profit and Loss report for January 1 through August 30, 2011. He reiterated that our cash position is favorable and our overall expenses will be greatly decreased after Labor Day when the pool closes.

Pat further explained that the HOA is still owed approximately \$52,000 in delinquent HOA annual dues. Discussion ensued regarding homeowners who are delinquent in paying dues. Pat explained that four (4) payment plans have been initiated with homeowners, several homeowners have paid in full, and there remain twenty-two (22) outstanding cases. A motion was made by Cathi, seconded by Deborah, and unanimously approved as follows: all homeowners with delinquent dues equal to or greater than \$1000 will be referred to our HOA attorney to initiate further action. Pat and Melanie will review the list of cases and make the appropriate referrals.

Recreation/YOM Committee – Edith Brennan

YOM selection for July is 1414 Bayou Oak.

Melanie reported that the annual Garage Sale is scheduled for October 1st. Signs have been ordered and ads have been placed in the Greensheet and Houston community newspapers.

Brief discussion occurred regarding National Night Out, which is scheduled for October 4th. Jim volunteered to check on the cost of hot dogs for the event. Melanie will check with Lisa regarding facilities. Plans will be finalized via email communications.

Pool Management – Bill Cole

The pool is scheduled to close after Labor Day.

Other Business

Melanie discussed a reply from Trish Hanks, FISD superintendent, concerning the roadway (parallel to Castlewood, behind the homes on the right side of the street). A gate is planned, closing off that dirt road. The area will be hydro mulched for a second time when it is deemed appropriate in light of the drought. At a later date the HOA will discuss planting some trees in that area to further discourage vehicular traffic.

Lengthy discussion took place regarding the new laws affecting homeowner associations. Darryl shared information he learned from a seminar he attended on the subject. The HOA will ask our attorney to review the New 2011 POA Reform Laws for Texas and submit recommendations to assist us in achieving compliance. In addition, it was noted that our attorney is in the process of reviewing our HOA Covenants/Deed Restrictions.

A motion to adjourn was made by Jim and seconded by Cathi. The next meeting will be on September 28, 2011 at the library.