

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
November 30, 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., Pat G., Tracy W.

General Announcements – Board Members

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

Following discussion it was decided that the December HOA Board meeting would be cancelled and the annual HOA meeting would take place on January 25, 2012. Melanie will forward the template for Committee reports to the appropriate members for completion.

The forms and sample letters for the new processes necessitated by the POA regulations that begin in January, 2012, are pending completion by Spira Boyd, the HOA's attorney. Melanie will follow-up with Spira concerning these documents.

Architectural Control Committee – Darryl Voss

In Darryl's absence, no new Architectural Committee requests were discussed.

Deed Restriction Committee – Tracy Wamsley

Discussion took place concerning the HOA's ability to take further action when homeowners are in violation of deed restrictions and fail to respond to certified letters concerning these violations. A motion was made by Jim, seconded by Deborah, and unanimously approved as follows:

The HOA will ask our attorney to escalate her authority to pursue legal action in these cases.

Maintenance Committee – Jeff & Lisa Norwood

A motion was made by Melanie, seconded by Jim, and unanimously approved authorizing Lisa to proceed with installing a bench and shrubs near the berm at the Castlewood entrance.

Once again there was discussion regarding repairing the bathroom at the Castlewood Park. Melanie will talk to Lisa and request that she obtain bids for restoring functionality to one of the two restrooms.

Finance Committee – Pat Garner

Pat reviewed the Profit and Loss report for January through November 2011 and concluded that the HOA is financially stable. It was noted that there are still approximately \$42,000 in unpaid homeowner dues.

Recreation/YOM Committee – Edith Brennan

There was no YOM award for the month of September.

Pool Management – Bill Cole

Jim spoke to Bill Cole concerning the after-season party that is held annually at the Applewood pool. Since Bill is not a homeowner in this subdivision, it was agreed that the party should be booked through one of the homeowners who is also involved with this event. No further action is needed.

Other Business

Melanie submitted a copy of the proposed newsletter and it was unanimously approved. It will be mailed out by Pat's office around the first week of January.

A motion to adjourn was made by Jim and seconded by Cathi. The next meeting will be the annual meeting on January 23, 2011 at the library.