

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
April 25, 2012
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., Pat. G., Darryl V., Deborah W. C.,
John Y., Tracy W.**

General Announcements – Board Members

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

Architectural Control Committee – Darryl Voss

Darryl reported the following requests/approvals from the Architectural Committee:

A backyard shed was approved.
A backyard patio was approved.
Two (2) backyard pools were approved.

Deed Restriction Committee – Tracy Wamsley

Tracey reported that our attorney is proceeding with a pre-lawsuit phone call to the homeowner on Lost River who continues to be in noncompliance. She further reported that there were five (5) complaints regarding a trailer parked on Blueberry. After she contacted the new homeowner and explained the deed restriction, the trailer was removed.

Melanie reported that she spoke with our attorney regarding the 209 letter (required by the recent legislature) and how it should be mailed. It must be sent by certified mail, return receipt requested (CMRRR) according to the statute. This ensures that the homeowner cannot deny receipt.

Maintenance Committee – Jeff & Lisa Norwood

Lisa submitted the following report concerning maintenance activities for the previous month:

A dead tree was removed from the Castlewood entrance and replaced with a tree from the Applewood Park.

Pool keys have been made and have already been retrieved by Pat.

Lisa requested that the Maintenance Committee be granted an additional \$500 Visa card for necessary maintenance expenses. This request was unanimously approved.

In addition, Lisa requested permission to update the pool signage. A motion to grant this request was made by Cathi, seconded by Jim, and unanimously approved by the Board.

Finance Committee – Pat Garner

Pat reviewed the Profit and Loss Report, comparing the HOA's current financial situation with that of the previous year. Pat again pointed out the marked increase in dues collection rates. Pat also reported that he recently received the formalized payment plan document and the 209 certified letter that he will send out in the future to any homeowners who are seriously delinquent in their annual dues.

Recreation/YOM Committee – Edith Brennan

The YOM award for the month of April was presented to the homeowners at 1312 Piney Woods.

Pool Management – Bill Cole

The pool contract was reviewed by the Board. It was unanimously approved following a motion by Cathi, which was seconded by Deborah.

Lengthy discussion ensued concerning the possible need for revision of the Pool Rules. Minor changes were made to our rules in order to comply with the City of Friendswood Pool Rules. These changes were unanimously approved.

The pool keys will be mailed out shortly to all homeowners who are current with their annual dues.

Other Business

A motion to adjourn was made by Melanie and seconded by Jim. The next meeting will be on May 30, 2012 at the library.