

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
February 25, 2012
Friendswood Public Library**

Agenda:

**General Announcements – Board Members
Architectural Control Committee - Darryl Voss
Deed Restriction Committee – Tracy Wamsley
Maintenance Committee – John Y’Barbo
Finance Committee – Pat Garner
Recreation/YOM Committee – Edith Brennan
Pool Management – Bill Cole
Other Topics – Open**

Attendees: Melanie R., Wes C., Deborah C., Tracy W., Pat G., Cathi W., John Y’Barbo

Pat McGinnis, City Councilman, announced to the board that he is running for re-election, May 11

General Announcements – Board Members

Following a motion by Cathy, seconded by Melanie, the November minutes were unanimously approved.

Melanie reported Daughtry & Jordan will no longer represent the WTHOA. She inquired to Pat about our options. Pat advised that Treece Law Firm has worked with him on three other HOAs. They are located on Bay Area Boulevard. Pat has worked with them for about 5 years. They have a long list of HOAs they represent. We provide them the information on who to go after and they go after them. They are much more reasonable in fees and can answer “what if” questions without charging us for the time spent.

Cathi made a motion, and Deborah seconded, that Pat go ahead and contact Treece Law Firm about representing WTHOA as needed to send letters for debt collections & deed restrictions.

Board members are requested to let Melanie know if you won’t be able to attend a meeting.

Architectural Control Committee – Darryl Voss

In Darryl's absence there was no report from the Architectural Control Committee.

Deed Restriction Committee – Tracy Wamsley

Tracy reported that a resident on Blueberry has had a trailer sitting out for more than two weeks and she will send him a letter. A discussion was held concerning weeds in yards, and how long to wait before we send out letters. Tracy will send out letters in March.

Maintenance Committee – John Y'Barbo

John said as he was just elected, nothing to report but that he and Lisa had plans to get together but it hasn't happened yet. Melanie said Aeries Fence Co. is ready to install the fence at the Castlewood Park.

Lawn maintenance needs to be addressed, Melanie requested.

Melanie also mentioned March is when Bill Cole needs to come around and inspect and let us know what needs to be done in regards to getting the swimming pool ready for summer.

Pat mentioned a possibility of using a code versus a key. We made a motion to endorse Pat's position of continuing to use keys. Deborah seconded. We unanimously agreed.

Melanie said Cathi has a general contractor that is willing to come give us a bid. Cathi said it was John Woods and that he was willing to come on a Saturday.

Finance Committee – Pat Garner

Pat reported the annual HOA statements for collecting dues were sent out in December, due in April. But about 30% has already been received. There have been no extraordinary bills. Pumps at the pool run 24X7 365 days a year. Security lights same also year around. We did a new contract with Direct Energy, so our rate is around 8 cents/kw-hr. We paid half of \$8000 for Aeries Fence to do the Applewood Park fence replacement. So we still owe the other half on completion of that project.

Recreation/YOM Committee – Edith Brennan

Not time for Yard of the Month. Boy Scout Flag Program is appreciated by several members. The scouts will want to occupy a table at one or two entrances.

Pool Management – Bill Cole

There is nothing to report at this time.

Other Business

Term limitations for board positions: Melanie and Jim are beginning the third year of their three year terms. Wes is beginning his first year of three. Deborah is beginning her first of a two year term. Cathi is beginning first year of a one-year term. Melanie served as VP under Ben as President. It is uncertain that Jim will be interested in moving up and taking over.