

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
June 24, 2013
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/Melanie Reyes
Pool Management – Bill Cole
Other Topics – Open

Attendees: Deborah C., Tracy W., Wes C., Pat G., Kathy W., Jim G., Richard Price, Julia Price

General Announcements – Board Members

Following a motion by Deborah, seconded by Wes, the May minutes were unanimously approved.

Architectural Control Committee – Darryl Voss

Daryl received one request for approval.

A new resident made inquiry via the web site concerning construction of a backyard shed.

Tracy mentioned an addition on the back of one house that is odd color and while it is composition shingles, it is light in color whereas existing roof is dark. Jim took an action to ask Darryl Voss to notify the home owner.

Deed Restriction Committee – Tracy Wamsley

1200 block of Castlewood – Status to be provided by J. Gerland. Last report was this home had gone in to foreclosure but Jim heard a bid to purchase was submitted. Discussion concluded property will likely go to public auction.

A property in the 1500 block of Piney Woods has had a huge boat on the drive for weeks and currently also has a swamp buggy on the drive. The owner gave a very negative response to the first letter. A second letter has been sent. Despite pictures taken of the situation homeowner denied the accusation. Melanie returned a call from the owner, but the owner has not returned her message. Tracy is to proceed with Treece Law Firm.

The home in the 1000 block of Castlewood with an air conditioner issue was resolved.

Maintenance Committee – John Y’Barbo

John was not in attendance.

No update on request for three bids for HOA maintenance contract.

No update on sprinkler at Falling Leaf Entrance.

Status on Castlewood Park: John, Wes, and Melanie met at the CW park and viewed the current condition of both restrooms, two storage rooms, back fence, old pool pump enclosure, tree limbs, and walking path. Possibilities for improving dilapidated walkway borders suggested included removing the borders or restoring them to hold another layer of crushed granite. No bids for the Castlewood Park structure renovation were received as yet.

No update on getting bids on trimming trees above Castlewood road surface.

Finance Committee – Pat Garner

Jan 1 through June 24, 2013 statistics were presented. The pool phone had been replaced with a 911 phone for which WTHOA has paid \$50.00 per month, but now Bill Cole has asked us to reinstall a local land line phone for use by life guards who are not permitted to have cell phones and may not have use of a cell phone due to infractions of parental rules. All agreed having a local only land line phone available to everyone at the pool was a good idea.

Cash in bank 146,147 less cash reserve of 25000, leaves 171,147 available. Treece was asked to target people who had not paid four years or \$1000 debt. Six people are on payment plans negotiated with the home owner by the law firm.

Deborah asked how many people are more than a year in arrears and Pat said 28 people. We started out with about 40.

Pat recommended that we wait until the Fall and then turn over the rest of the folks who haven’t been current on their dues.

Recreation/YOM Committee – Edith Brennan

Edith chose 1108 Castlewood for Yard Of the Month for May.

Pool Management – Bill Cole

There is nothing to report at this time.

Other Business

1. Melanie contacted House Doctor for an estimate on power washing two entrance signs. The cost will be \$90 each or \$180 total. Jim moved that this be approved. Kathy seconded and it was approved unanimously.
2. Melanie said that Public Works will correct any reported problems with sidewalks. Call them at 281.996.3380. Jim mentioned that the phone numbers are already on the web site.

Melanie pulled this information off the city website:

Street Maintenance Program:

An inventory of all City maintained streets and a list of requirements, are prioritized through identification and inspections to compile the contract for the new budget year. This program is an ongoing maintenance project to repair and reconstruct existing concrete streets, sidewalks, curbs, sealing, and asphalt overlays. The work is closely inspected to assure that streets are repaved/repared at the correct interval and the City is receiving the best return on its expenditure.

3. To report street lights problems in our subdivision: Texas-New Mexico Power Company 1.888.866.7456
4. Kathy moved and Deborah seconded a motion to adjourn which passed unanimously.