

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
July 29, 2013
Friendswood Public Library**

Agenda:

**General Announcements – Board Members
Architectural Control Committee – Darryl Voss
Deed Restrictions 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., John Y., Deborah C., Tracy W., Pat G., Jim G.

General Announcements – Board Members

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

Discussion ensued concerning cancellation of the August meeting due to school beginning that day. It was unanimously decided to cancel unless urgent HOA business required meeting.

Melanie relayed a message from former Maintenance Committee Chair, Lisa Norwood, that her husband’s truck had been left unlocked on the evening of August 28th. An intruder entered the truck and appeared to be searching for valuables. Luckily nothing of value was in the truck and no vandalism was detected. Potential suspects were seen near the Applewood swimming pool earlier in the evening.

Architectural Control Committee – Darryl Voss

Darryl sent the following to Melanie prior to the meeting:
(1) Approval – Electric driveway gate and fence installation

Deed Restriction Committee – Tracy Wamsley

Melanie reported having spoken with a Realtor, associated with Martha Turner Properties, regarding the current status of 1201 Castlewood. Per the Realtor, the home was scheduled to be removed from Houston Area Realtors (HAR) on July 31, 2013 and sold for auction soon afterward.

Tracy reported working on (3) current violations and requested photographs be taken of the homes for verification.

Maintenance Committee – John Y’Barbo

Status of Castlewood Park Renovation:

Bathroom Remodel – John was informed by a local plumber that the back flow preventer is needed on an exterior faucet. The plumber is to submit a bid for installation of the back flow preventer and also for improvements to make the bathroom operable. John plans to obtain a second bid from another plumber.

Tree Trimming – John received a bid from Friendswood Firewood Company to trim various trees in and around Castlewood Park. The bid was \$975. John plans to obtain a second bid from another tree trimming company.

Park Light – John to work this issue once trees are trimmed. One tree is blocking the security light that is currently not working.

Fences – John to obtain bids for cleaning and repainting the black iron fence that surrounds two sides of Castlewood Park. The wooden fence that is shared with a WTHOA resident needs to be completely replaced. John to obtain bids for replacement.

Applewood Pool:

Lisa Norwood contacted Manor Maintenance and requested a bid for replacement of some faulty sprinkle heads.

The wooden fence surrounding the pumps is aging. John secured the fence but is recommending the fence be replaced within the next two years and the gate replaced next Spring.

John to replace both ceiling fans under the pavilion.

Lisa Norwood reported that the bottom of the pool is rough. The entire pool was re-plastered in in 2012. Bill Cole was working with Pool Works Company, the company that re-plastered the pool, to smooth out the pool surface. The pool is currently under a seven year warranty for plaster work received. John to speak with Bill Cole about the situation and report back to the board.

Castlewood and Falling Leaf Entrance Signs:

The House Doctor power washed both entrance signs. The Castlewood sign clean up very well. All mildew stains were removed. The Falling Leaf sign was cleaned as well as it could be. When the sign was first installed an error was made by the contractor that roughed up the stone surface.

Falling Leaf Entrance Light:

Melanie requested the broken lamp on the Falling Leaf entrance sign be repaired.

Finance Committee – Par Garner

Pat presented the Balance Sheet as of July 29, 2013 and the Profit and Loss report for January 1 through July 29, 2013. He reiterated that the HOA cash position continues to remain favorable.

Pat reported that delinquent homeowner's are continuing to pay their fees.

Pat reported that Bill Cole requested the HOA reinstate the old pool phone line at Applewood Park should the lifeguards need to communicate with their families. Following a motion by Jim, seconded by Deborah, reinstating the old pool line was unanimously approved.

Recreation/YOM Committee

YOM selection for June is 1403 Blueberry.

Melanie to place ads for the October 5th garage sale.

Pool Management – Bill Cole

Nothing to report at this time.

Other Business

Jim observed damaged sidewalks in the subdivision. He reported that the majority of the damaged sidewalks are in the older sections of the subdivision. If your sidewalk needs repairing, please call the City of Friendswood Public Works department at 281-996-3380.

A motion to adjourn was made by Jim and seconded by Deborah. The next meeting will be held on September 30, 2013.