

Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
Sept 30, 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., Tracy W., Pat G., Deborah W-C., Cathi W., Jim G, a couple of residents visiting.

Introductions

We introduced our board to a couple who have been residents about a year.

Finance Committee – Pat Garner

Pat reported that Treece Law Firm advised the law has changed and each HOA must file a management certificate in the County Clerk’s office by December. It is roughly \$200. It will name Treece as attorney of record and Pat is the Financial Committee Chair.

Cathi made a motion to give Pat the go ahead to draft the certificate, Deborah seconded the motion.

A resident who owes over \$2000 in HOA fee’s proposed in negotiation with Treece Law Firm that he would pay in full if the interest was waived. The attorney advised the HOA to set a time limit, like December 15, 2013, otherwise the interest would not be waived. This person has owed since 2005 and last paid \$300.00 in 2007. Jim proposed we offer to forgive half of the interest accrued, but Melanie countered with a motion to vote on granting the request and called for a vote on the question. No votes in favor of waiving the interest accrued, the motion failed. Jim then made a motion to waive half the interest accrued if paid by December 15, 2013. Cathi seconded. The vote was 2 in favor and 3 against waiving half the interest accrued.

A discussion concerned whether mortgage companies can pay the HOA fees and charge the homeowner interest. Our neighborhood was started by a developer and a builder. We have 498 homes built and two empty lots. We don’t charge HOA fees for an empty lot. Lisa Norwood stated in the past that the fee was approximately \$75 for filing a lien on a home. We have to pay the attorney’s fees

if we have them do it. Deborah has heard in closings that buyers are told they should keep up the HOA fee payments or their mortgage company will pay the HOA fees and charge the homeowner interest. There was also discussion of whether the HOA lien should be in the first position, ahead of the mortgage company, but Pat said that it doesn't matter since he is always solicited for a certificate that states the HOA fees are paid up from title companies prior to closing.

There are currently 6 homes that owe \$2000 or more in HOA fees and interest. There are currently about 13 homes that owe \$1000 or more in HOA fees and interest.

Pat will bring the monthly report from Treece on their status against homeowners in arrears to the next meeting.

Pat presented a financial accounting of income and expenses year-to-date for this year and the previous period of last year for comparison. Our cash reserve today is roughly cash \$131 K, reserve \$25 K for a total of \$156 K.

Other – Board Members

Jim presented a handout concerning the possibility of posting radar speed signs in the neighborhood that will show motorists how fast they are traveling. Jim said the costs he recalled seeing were \$2800 and \$4500. Board Members were to read the information provided by Jim.

Discussion ensued of speed bumps and the fact that Northfield Estates subdivision has multiple two-by-four rubber bumps to slow traffic. Melanie to check into these specific bumps and report back to the October board meeting.

A discussion was held regarding parking issues on Castlewood Drive during football season. Melanie reminded everyone that the HOA does not handle parking issues and recommended all concerned residents contact the City of Friendswood or the police department to express their concerns. The current parking signs on Castlewood indicate parking is not permitted during school hours only.

General Announcements – Board Members

Melanie presented her concern that her three year term is up in January and requested each member think of two or three residents that would be good to serve as our next WTHOA President.

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

Architectural Control Committee – Darryl Voss

In Darryl's absence Melanie reported there is a home on Castlewood with two structures in the back yard that were erected without permission from the HOA Architectural Committee. One looks like a deer blind and could be a hazard in a heavy wind event. Our deed restrictions state the structure cannot be temporary in nature and must be constructed to withstand heavy winds. Melanie asked Tracy to send a letter to the homeowner explaining the structure is in violation and reference getting approval from the Architectural Control Committee.

Deed Restriction Committee – Tracy Wamsley

Tracy mentioned there were several problems along Castlewood, like an epidemic. There were branches on Buttonwood, but the homeowner finally bound them and they were carried off, but then the resident removed a fence and tossed the boards at the curb with nails protruding from them. Items such as this must be bound with twine in order to be picked up by service provider.

Maintenance Committee – John Y'Barbo

No Update – for easy reference, the July minutes had these issues:

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 cleaned 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. John replaced the lamp in August.

Recreation/YOM Committee

Yard Of the Month – no information.

Melanie placed ads for the October 5th garage sale.

Pool Management – Bill Cole

Awaiting status from Pool Works regarding the condition of the pool surface. Complaints were received in July that the bottom of the pool was very rough. The entire pool was resurfaced in 2012.

Other Business

Melanie was notified by Lisa Norwood that National Night Out is Tuesday, October 1, 2013. Due to lack of volunteers, no activities have been planned for this occasion.

Lisa Norwood's daughter would like to do a project with the Girl Scouts. The proposed project would be a community garden. Tracy suggested that a

community garden would be residents getting in there and working it and sharing costs. Melanie will seek more details and perhaps a sketch map.

Melanie was contacted by Nutcracker Christmas & Door Decor about sprucing up our entrances for the holidays. There was a cost, so it needed to be considered. \$115 for a 30 inch diameter wreath, \$140 for a 36 inch wreath. There are old ones in storage, but they are in poor shape and would take a lot of work to get them presentable. These would be new and could be reused. Melanie made a motion to spend up to \$500 for new decorations at the Falling Leaf and Castlewood entrances. This motion passed unanimously.

No meeting planned for November due to the Thanksgiving holiday.

A motion to adjourn was made by Wes and seconded by Deborah. The next meeting will be held on October 28, 2013.