

Wilderness Trails HOA Monthly Board Meeting

7:00 P.M.

Oct 28, 2013

1209 Buttonwood, as Library had no room available.

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/Melanie Reyes

Pool Management – Bill Cole

Other Topics – Open

Attendees: Melanie R., Tracy W., Pat G., Deborah W-C., Cathi W., John Y., [Wes C.](#), and Jim G.

General Announcements

No Meeting in November, but we'll try to meet Dec 2, 2013 and then the annual meeting is Jan 27, 2014.

Wes booked the Library for our annual meeting on Jan 27, 2014, the last Monday in January.

With a correction to Pat's first name, a motion to approve the September meeting minutes was made by Cathi and seconded by Deborah.

Architectural Control Committee – Daryl Voss

There was no report and no discussion on this topic, but the following item was on the agenda:

Home in 1300 block of Castlewood with a storage building issue.

Deed Restrictions – Tracy Wamsley

The house at Castlewood and Lost River sold for \$94,000 at auction. So, hopefully things will approve.

There are problems with trash and weeds in a couple of places. Discussion concerned turning the repeat offenders over to Treece Law Firm.

Maintenance – Melanie, and John Y'Barbo

Melanie talked to KB Construction who left flyers on our doors about a bid for a unisex bathroom at Castlewood Park and keep the existing floor and fix the wall. He stated you can still get that wall tile as its standard. Problem was, he never gave an estimate he said he'd provide that same evening.

John received a bid of \$1350 from Sam's Plumbing for the Castlewood Park bathroom project including a new toilet, new urinal, updated shower fixtures, and sink.

John to obtain a bid on the wooden fence replacement in Castlewood Park, power washing and painting the wrought-iron fence, and the borders of the pathway being removed.

Deborah said she has another guy to give an estimate on the bathroom project and meeting room at Castlewood Park. She'll email the name and contact info to Melanie.

Tree Trimming – John received a quote from Friendswood Firewood for the amount of \$975 to do the job. Melanie contacted Hallmark Tree Co. for a second bid and received a quote of \$1200. Melanie made a motion to hire Friendswood Fire. [CathyCathi](#) seconded the motion and it passed unanimously. John to call Friendswood Fire to have trees trimmed.

John purchased two outdoor fans for the pool and will wait until Spring to install them.

Pool – no update on the rework of the resurfacing. John to call Bill Cole for a status and request Bill attend the December HOA meeting.

Lisa Norwood, former HOA Maintenance Chair, returned a VISA gift card that is used for maintenance expenses. John will use this card for future purchases.

Finance Committee – Pat Garner

From the agenda:

1. Treece is preparing the legally required update to the Management Certificate and will be done by year end
2. Treece has notified owners of 1407 Castlewood that the request for waiver of interest has been denied by the board
3. The cost to file a lien is \$190.00 and \$150.00 to remove them. There is no guarantee that a mortgage company will pay if a lien is filed. Filing liens becomes more difficult with mortgage companies selling the paper multiple times, resulting in a research project to find who the real or current lender is. Treece will charge extra for researching, on top of the regular hourly billing. Treece does agree some lenders will pay, but as to who does and who does not, he has no idea.

The state legislature has weighed in on non-attorneys (management companies, accountants & board members) filing liens as they have in the past. It is now considered a **legal procedure and non-attorneys are not allowed to do so**; therefore, the Wilderness Trails HOA may not file a lien themselves.

Pat reported our cash position is about \$153,000. Twelve property owners owe over \$1000. Six owe \$2000 or more. There is only one that owes \$3000 or more.

The cost to renew the Texas Management Certificate will be \$200. Pat will be the Point of Contact on the certificate.

Treece will file a lien when we ask for it to be done, but advised that filing a lien would not assure that we get paid because you have to notify the proper people. Non-attorneys can no longer file a lien because it is considered a legal procedure and you'd be practicing law without a license.

The board agreed to wait until June 2014, allowing Treece more time to collect delinquent HOA fee's from homeowners, before filing any liens.

Recreation/YOM Committee - Edith Brennan/Melanie Reyes

From the agenda:

1. YOM for July, August and September: [pending](#).
2. Garage Sale was a success but over it appeared the number of residents participating decreased from last year. Many thanks to resident Val Lanier for placing the directional signs.
3. Two wreaths are currently being made by Nutcracker Christmas. Melanie provided them the two wreaths that the HOA currently uses to spruce up for both entrances. The wreaths are to be finished by November 1st.

Other – Board Members

Speed bumps are outlawed and the speed bumps in Northfield Estates were removed. Reports are that those were part of a Friendswood PD study. Bottom line, Melanie said, is there are not enough offenders to warrant doing anything and speed bumps have been outlawed [related to emergency vehicle damage per previous discussions].

Jim Gerland spoke with the city representatives concerning the parking situation during football games, and the clearance of about 8' wide down the street. He spoke with a rep, Rene', and the Fire Marshall was there. The solution is we pick a side and we get No Parking Any Time signs placed on that side. We need to recommend officially to the city this solution and if they decline to act, we

document that to remove our liability. Jim made a motion that we approve the President writing a letter, if the city needs one, to get the problem addressed. [CathyCathi](#) seconded and the motion passed unanimously.

~~General Announcements—Board Members~~

Melanie is planning to write to three residents asking them to serve as our next WTHOA President. The threat of turning our HOA over to a management company was raised again which would mean the dues would have to be raised to cover the additional cost.

~~Architectural Control Committee—Darryl Voss~~

~~No report.~~

~~Other Business~~

A motion to adjourn was made by [CathyCathi](#) and seconded by Deborah. The next meeting will be held on Dec 2, 2013.