

# Memo

**To:** 2007 Wilderness Trails Home Owners Association Board Members  
**From:** Kevin Bordelon  
**Date:** 06/01/2007  
**Subject:** Wilderness Trails Home Owners Association Board Meeting Minutes – March 2007  
**Attendees:** Board Members: Ben Efting, Lisa Norwood, George Dillon, Tracy Wamsley and Kevin Bordelon  
Committee Chairs: Stan Faber, Scott James  
Others: N/A  
**Absent:** Pat Garner

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The meeting opened on 3/28/2007 at 7:00 p.m.

## **General (all)**

- Approved the 2/28/2007 Board meeting minutes without revision. Lisa Norwood motioned for approval. Tracy Wamsley seconded with all attendees unanimously approving.
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## **Review by Architectural Committee (Scott James)**

- Reviewed proposed draft of a new "Request for Home Improvement Approval" form. The changes make it easier to obtain the proper information needed by the committee and will be utilized for electronic submittals in the future. This will allow more timely response to the homeowners. The board approved the revisions pending legal review.
- The following home improvement requests were discussed.
  - Driveway revisions.
  - Roof shingle color.
  - Four pool additions.
  - Adding a pavestone atrium.
  - Adding cover over front door.

## **Review by Deed Restriction Committee (Stan Faber)**

- Board and committee members will go house to house soliciting ballots for the new deed restriction approval vote. Intent is to have this vote finalized in the next several months.
- Various deed violations were discussed including:
  - City either removed or forced resident to remove inoperable vehicles on Piney Woods.
  - Home on Castlewood not being properly maintained.
  - Renovation of a home on Piney Woods.

### **Review by Maintenance Committee (Lisa Norwood made on behalf of Jeff Norwood)**

- The following maintenance items were discussed:
  - Broken Swing at Castlewood Park. Estimated at \$80 to repair.
  - Gate at the end of Castlewood to the pipeline right-of-way has been broken. The gate is owned by Centerpoint and they have been informed of the issue. The City will repair the barricades.
  - Sprinkler systems at Wilderness Pines entrance is leaking. Cornerstone was contacted concerning an annual maintenance agreement for repair of sprinkler systems. Cornerstone does not perform that type of service.
  - The sprinkler system at the Applewood Park will be extended to cover additional lawn areas.
  - Sidewalks in the neighborhood are being repaired by the City at the request of the board.
  - Castlewood "No Parking" signs will be replaced.
  - Addition of sand to the playground area of the Applewood Park. Approximately 12 yards to be delivered.
  - Replaced lamps on the sign at the Falling Leaf entrance.
  - The Applewood Pool fence was replaced with wrought iron at a cost of approximately \$6,000.00.
- A meeting occurred with city Streets and Drainage personnel to discuss drainage issues in the neighborhood. The board is requesting the city to clean out the drainage system.

### **Review by Finance Committee (Pat Garner)**

- No Report

### **Recreation Committee**

- The Easter Party was cancelled do to lack of homeowner participation and lack of volunteers to coordinate the event.

### **Pool Management**

- The pool contract will expire in 2007. The Board has determined that the contract will be bid, to ensure costs are in line. Lisa Norwood will start the bidding process.

### **Other Topics**

- The board asked Amy Efting to add all committee chairs to the email distribution link (info@) coming off the website. Item was motioned by Ben and seconded by Lisa with unanimous approval.
- A link will be added to the website to the weekly Friendswood Police report.

The meeting was adjourned at approximately 8:20 p.m. The next meeting is scheduled for April 25, 2007 at 7:00 p.m.

Open Action Items from previous Board meetings:

- Lisa Norwood to get with Bill Cole and investigate alternative pool pump operation.
- Scott James to work with Amy Efting to develop an electronic Architectural approval process via the Web page as outlined in the Architectural Committee section in the May meeting minutes.
- Lisa Norwood to determine what the lowest cost electric provider and will start the process for switching providers if required.