

Memo

To: 2007 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 08/31/2007
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – May 2007
Attendees: Board Members: Ben Efting, Lisa Norwood, George Dillon, Tracy Wamsley and Kevin Bordelon
Committee Chairs: Scott James
Others: N/A
Absent: Pat Garner and Stan Faber

The meeting opened on 5/30/2007 at 7:00 p.m.

General (all)

- Approved the 3/28/2007 Board meeting minutes without revision. Lisa Norwood motioned for approval. Ben Efting seconded with all attendees unanimously approving.

Review by Architectural Committee (Scott James)

- Reviewed proposed draft of a new "Request for Home Improvement Approval" form. The legal review indicated the forms must comply with city code, deed covenants and restrictions, and the architectural minimum building standards. Certain wording will be changed and then resubmitted for a final legal review.
- The following home improvement requests were discussed.
 - Home painting color - Approved.
 - Home improvement without any supporting documentation – Disapproved until information is provided.
 - Adding cover over front door (awning) - Approved.

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:
 - Will investigate a home with regulation basketball court and lights in backyard.
 - Will investigate claim that a homeowner is throwing his trash in pipeline easement.

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

- The following maintenance items were discussed:
 - Front left light on Falling Leaf entrance sign is out.
 - During times of heavy rain the sanitary sewer is backing up on Applewood street. The city will be contacted to investigate the cause.

Review by Finance Committee (Pat Garner)

- No Report

Recreation Committee

- No Report

Pool Management

- The pool contract was renewed for two years with Cole. Current pricing was maintained, but the dates the pool is open was reduced to coincide with the summer vacation.

Other Topics

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The meeting was adjourned at approximately 8:00 p.m. The next meeting is scheduled for June 27, 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.