

Memo

To: 2007 Wilderness Trails Home Owners Association Board Members
From: Lisa Norwood for Kevin Bordelon
Date: 08/29/2007
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – July 2007
Attendees: Board Members: George Dillon, Ben Efting, and Lisa Norwood
Committee Chairs: Stan Faber, and Scott James
Others: David Smith, Mayor of Friendswood, Pat Garner, Accountant and Theresa Cobb,
Resident w/two cub scouts
Absent: Kevin Bordelon and Tracy Wamsley

The meeting opened on 7/25/2006 at 7:00 p.m.

General (all)

- Mayor David Smith attended the meeting to discuss a plan for implementing the Brittany Bay road expansion. The mayor indicated all surrounding cities have approved or built the road and Friendswood needs to act now to make the road to city specification rather than waiting for the Texas DOT to implement the road on their terms.
- Brittany Bay has been discussed since 1990s, various Friendswood mayors have opposed it, many engineering studies have been done and public hearings held.
- Growth in surrounding communities, like Alvin and League City will increase drive times on FM528 to IH45. Brittany Bay is designed for traffic management as Friendswood's population is expected to grow to 50,000 in ten years.
- Mayor Smith envisions Brittany Bay expansion through Friendswood to be like Clear Lake City blvd between El Camino and Space Center. Much property along proposed route is not developable. Land owned by Exxon, and their policy doesn't allow for brown field development on oilfield property. There are also wetlands which are environmentally sensitive. Mayor proposes possible use along route as baseball fields, parks and school district use.
- The city of Friendswood and the drainage district own easements behind Applewood pool.
- Mayor is proposing Brittany Bay expansion would not have access to Wilderness Trails drive but would have a bridge over the road and creek.
- Proposes to give ownership of Castlewood intersection to WTHOA if possible for control of access.
- Sound barriers will be proposed in the form of earthen burms, walls or landscaping.
- Brittany Bay would be an evacuation route for hurricanes.
- Baker road detention pond is being built and city won't do anything to impact drainage to creeks.
- Funding mechanism for project would take 3-4 years. City needs project and commercial development for diversification.
- Board to consider issues and contact mayor with opinion.

Review by Architectural Committee (Scott James)

- There was one request during the month for 1002 Applewood.
- An online form for improvements is pending approval of the lawyers and should be finalized in two weeks.

Review by Deed Restriction Committee (Stan Faber)

- No deed restriction violations were discussed.

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

- No Maintenance issues were discussed.

Review by Finance Committee (Pat Garner)

- July YTD net income is \$40,325. This is comprised of \$97,529 in income and \$57,204 in expenses through July 25th.
- Homeowners who are past due on their annual assessments will be mailed reminder letters in an attempt to collect the debts.

Recreation Committee

- No Report

Pool Management (Bill Cole)

- No Report

Other Topics

- The annual Homeowners association Garage Sale event is scheduled for October 13. Flyers have been prepared and placed on all the homeowners' doors informing them of the event.

The meeting was adjourned at approximately 9:00 p.m. The next meeting is scheduled for August 29, 2007 at 7:00 p.m.

Open Action Items from previous Board meetings:

- None discussed.