

Memo

To: 2006 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 08/30/2006
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – July 2006
Attendees: Board Members: George Dillon, Ben Efting, Lisa Norwood, and Kevin Bordelon
Committee Chairs: Stan Faber, and Skipper Jones
Others: N/A
Absent: Pat Garner

The meeting opened on 7/26/2006 at 7:00 p.m.

General (all)

- Approved the 6/28/2006 Board meeting minutes without revision. George Dillon motioned for approval. Ben Efting seconded with all attendees unanimously approving.
- A person has been nominated to fill the vacant Board position. After some deliberation George Dillon motioned for approval of the nominee with Lisa Norwood seconding and the Board unanimously approving. George will contact this individual and offer them the position for the remainder of the positions term.
- The second Yard-of-the-Month winner was selected. Congratulations to 1117 Castlewood. The winning Yard-of-the-Month homes receive a \$25 Home Depot Card.

Review by Architectural Committee (Skipper Jones)

- There was one request during the month which was denied. The applicant was requesting a Stucco exterior which violates current Architectural Standard guidelines.
- A homeowner poured a slab for a building without approval from the Architectural committee. The original request was denied pending supply of further information. The homeowner proceeded with construction without approval. Skipper will follow-up with the homeowner regarding these issues.

Review by Deed Restriction Committee (Stan Faber)

- Various deed restriction violations were discussed.
 - A home on Frontier having garage doors painted blue.
 - Jet Ski's being parked in driveway and in yard on Castlewood.
 - Siding stains for two homes on Cambridge and Blueberry from A/C system leaks were issued deed restriction violation notices.
- A cover letter was developed and discussed regarding the proposed changes to the Deed Restrictions. After some revisions to the document it will be mailed to all homeowners along with a voting ballot. This document should be sent in late August or early September. For all homeowners not returning a ballot by mail they will be contacted by a Board Member or representative to obtain their vote on the proposed changes.

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

- A new landscape contractor (Manor) has been selected for a one year contract at \$1138/month.
- Different electric providers are being looked at in an effort to reduce annual electric costs to HOA equipment. A specific provider has not been chosen yet.
- Installation of ceiling fans to the Applewood Pool building has been completed.
- A fallen tree limb resulting from a storm was removed at the Castlewood Park.

Review by Finance Committee (Pat Garner)

- July YTD net income is \$50,702. This is comprised of \$98,094 in income and \$47,392 in expenses through July 26th.
- Homeowner dues are running ahead of predictions due to back payment of past due assessments.
- Spending for the remainder of the year was discussed, specifically relating to remaining project work.

Recreation Committee

- No Report

Pool Management (Bill Cole)

- No Report

Other Topics

- The annual Homeowners association Garage Sale event is scheduled for October 7. Flyers have been prepared and sent to all the homeowners informing them of the event.

The meeting was adjourned at approximately 8:30 p.m. The next meeting is scheduled for August 30, 2006 at 7:00 p.m.

Open Action Items from previous Board meetings:

- Lisa Norwood to revise the pool rules and update the rule placard per the items cited in the Pool Management section in the May meeting minutes.
- Skipper Jones 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.
- Board must approve purchase of new benches for the Applewood pool.
- Stan Faber to follow-up with Amy Efting on getting a Web page posting seeking Deed Restriction Committee volunteers.
- Lisa Norwood to determine what the lowest cost electric provider and will start the process for switching providers if required.