

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 – August 2007
Attendees: Board Members: Ben Efting, Lisa Norwood, George Dillon, Tracy Wamsley, and Kevin Bordelon
Committee Chairs: Scott James, Pat Garner, and Stan Faber
Others: N/A
Absent: None

The meeting opened on 8/29/2007 at 7:00 p.m.

General (all)

- A notice will be sent to all homeowners that are delinquent on their homeowner's association dues.
- The October and November meeting dates will be move to avoid holiday conflicts. The October meeting will be held Wednesday, November 7th and the November meeting will occur on Wednesday, December 5th.
- A car crashed into a home on Castlewood by entering the addition at excessive speed. The homeowner contacted the city and requested barricades be installed to prevent reoccurrence. The City in turn contacted the HOA Board to discuss barricade options and how the city would participate. The options include metal pipes filled with cement installed by the city. An earthen berm with dirt provided by the city but not constructed. The last option would be trees planted to act as a barricade all at the HOA's expense. A motion was made by George Dillon to install an earthen berm with trees to be installed around it at a latter date. Construction of the berm would not exceed \$1000. The motioned was seconded by Lisa Norwood and unanimously approved. Lisa will contact the city and make our request known, however the final decision is the cities.
- A discussion was held regarding the Brittney Bay Road and potential tie-in to Castlewood. The board unanimously is against Britney Bay tying in to Castlewood and discussed ways to prevent this from occurring. The board agreed to follow-up on the City of Friendswood's mayor proposal to deed over the land where Castlewood extends past Applewood. The HOA could then remove this portion of the street and extend the Applewood Park in an effort to prevent a future road tie in. Lisa Norwood will contact the mayor and express the boards desire to accept his proposal.

Review by Architectural Committee (Scott James)

- The "Request for Home Improvement Approval" form has passed a final legal review, approved by the board, and is now posted on the website for electronic submittals.
- The following home improvement requests were discussed.
 - Request for shed – Disapproved pending location information.

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:
 - Jet ski being stored on the side of a house on Castlewood.
 - Boat being stored in driveway on Castlewood.
 - Weight workout bench being stored in driveway on Castlewood.

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

- No Report

Review by Finance Committee (Pat Garner)

- Financial data through August 29th was reviewed. The current cash balance is \$65,933 and outstanding receivables is \$32,390. Certain parts of the cash balance are being put in reserve for future capital improvements and to establish legal reserves.

Recreation Committee

- The annual homeowner's garage sale is scheduled for October 13th. Advertising will occur in late September for the event.
- The Yard-of-the-Month for July and August will be posted on the website. Winning homes were not available at meeting time.

Pool Management

- The pool will be open through the Labor Day holiday. Pool hours are normal for Saturday and Sunday. For Monday the pool will be open from 9:00 AM – 9:00 PM.

Other Topics

- Lost dog signs have been placed on the entrance sign to the addition on Castlewood. The signs were removed. Signs must be deployed according to the city sign ordinance.

The meeting was adjourned at approximately 8:20 p.m. The next meeting is scheduled for September 26, 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 for the winter months.
- Lisa Norwood to determine what the lowest cost electric provider and will start the process for switching providers if required.