

Memo

To: 2006 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 01/10/2007
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes – August 2006
Attendees: Board Members: Ben Efting, Lisa Norwood, and Kevin Bordelon
Committee Chairs: Stan Faber, Pat Garner, and Skipper Jones
Others: N/A
Absent: George Dillon

The meeting opened on 8/30/2006 at 7:00 p.m.

General (all)

- Approved the 7/26/2006 Board meeting minutes without revision. Lisa Norwood motioned for approval. Ben Efting seconded with all attendees unanimously approving.
- Complaints have been received regarding cars parking at the Wilderness Pines entrance from parents who's children are participating in youth football being conducted at the High School practice fields. The HOA has no authority regarding this issue. The City must place "No Parking" signs in the area in order to control the problem. Currently no action is being taken by the Board.

Review by Architectural Committee (Skipper Jones)

- The applicant requesting a Stucco exterior, which violates current Architectural Standard guidelines, has pulled their application.
- A homeowner poured a slab for a building without approval from the Architectural committee. Since the building was under construction the owner was told to lower the roof line of the building and raise his fence to meet the architectural guidelines.
- One application for a shed was approved.

Review by Deed Restriction Committee (Stan Faber)

- Various deed restriction violations were discussed.
 - Boat is being stored on the street on Blueberry.
 - Jet Ski's being parked in driveway and in yard on Castlewood has been removed as per last month's request.
 - Pop-up camper being stored at a house.
 - Grass is growing over the curb at a home on Piney Woods. Resident has not responded to notices.
- A cover letter developed describing the proposed changes to the Deed Restrictions and a voting ballot will be sent in early September to each homeowner.

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

- One broken swing at the Castlewood Park.

- 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.

Review by Finance Committee (Pat Garner)

- August YTD net income is \$40,316. This is comprised of \$99,121 in income and \$58,806 in expenses through August 30th.
- Interest up on past due assessment collections.
- Pool expenses have been low compared to past years.
- Utility expenses higher due to electrical price increases.

Recreation Committee

- No Report

Pool Management (Bill Cole)

- No Report

Other Topics

- The annual Homeowners association Garage Sale event is scheduled for October 7. A second flyer will be sent in early September to each home reminding them of the event.

The meeting was adjourned at approximately 7:50 p.m. The next meeting is scheduled for September 27, 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.
- Lisa Norwood to determine what the lowest cost electric provider and will start the process for switching providers if required.