

Memo

To: 2005 Wilderness Trails Home Owners Association Board Members
From: Kevin Bordelon
Date: 8/31/2005
Subject: Wilderness Trails Home Owners Association Board Meeting Minutes
Attendees: Board Members: Lisa Norwood, Kevin Bordelon, Ben Efting, and Bill Parks
Committee Chairs: Stan Faber
Others: N/A
Absent: Skipper Jones, George Dillon, and Pat Garner

The meeting opened on 8/31/2005 at 7:00 p.m.

General (all)

- Approved 7/27/2005 Board meeting minutes with one revision. Lisa Norwood motioned for approval after revision. Ben Efting seconded with all attendees unanimously approving.
- HOA Annual Garage Sale is scheduled for Saturday, October 1, 2005. A flyer has been distributed to all residents as a reminder of the event. A second reminder will be issued in mid September. Also signage will be posted at all entrances to the subdivision during the day of the event.
- The posting of signs at the pool and park areas for "No Trespassing" and "No Parking" has been delayed pending wording changes recommended by the Police Department representatives. Once exact wording recommendations are received the signs will be posted.

Review by Architectural Committee (Skipper Jones)

- No issues.

Review by Deed Restriction Committee (Stan Faber)

- A certified letter of deed restriction violations was sent to a resident regarding construction issues and appearance of a home that was renovated after a fire. No response has been received and the residence appears to be abandoned.
- Several deed restriction violations were discussed.
 - Running a business from a home with alleged excessive traffic and trash. Currently there is no evidence this is an ongoing issue.
 - Trash cans routinely visible in front of homes and not being stored out-of-site prior to pick-up days.
 - Several homeowners not mowing their lawns. Deed restriction violation notices will be issued.
 - Discussed metal storage building violation against a resident refusing to comply with deed restriction regulations. A notice will be sent to the homeowner requesting an architectural review form be submitted pending approval of the HOA president.

- A homeowner added square footage to their residence without submitting proper architectural review forms requesting approval. The residence in question now has a noticeable color difference in the roof shingles where the new addition was made. A notice will be sent to the homeowner requesting an architectural review form be submitted pending approval of the HOA president.

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

- Lights were fixed at the Falling Leaf entrance.
- A pool overhead light was repaired by replacing its ballast.
- Bids have been submitted to build flowerbeds and improve general landscaping at the Castlewood entrance sign and park.
- Discussed issues with the new landscaping company concerning timeliness and quality of mowing.
- Discuss removing the playground equipment at the Castlewood Park using volunteers. No final decision was made.

Review by Finance Committee (Pat Garner)

- January through August financial results:
 - Income: \$99,952.12
 - Expenses: \$82,765.04
 - Balance: \$17,187.08
- Current balance is down due to final payments on the Castlewood Park fence and Castlewood entrance sign, as well as higher pool maintenance costs due to summer usage.
- The HOA still has a large outstanding delinquent dues amount pending collection. Efforts are underway to notify residents if there are delinquent dues and the penalty for such. It was decided that delinquencies over a year will be reported to credit agencies.

Pool Management (Bill Cole)

- None

Other Topics

- None

The meeting was adjourned at approximately 8:15 p.m. The next meeting is scheduled for September 28, 2005 at 7:00 p.m.

Open Action Items from previous Board meetings:

- The position responsibilities of the board members were discussed. Roles will be defined and added to the by-laws. George Dillon will take the lead on this issue using an ad hoc committee.
- Kevin Bordelon to issue final draft of the new deed restrictions.
- Lisa Norwood to get recommended wording from police department on No Parking and No Trespassing signage.
- Finalize decision whether to increase HOA dues assessments (effective 2007) and give notice to homeowners.
- Finalize decision on whether to allow metal buildings and modify deed restrictions accordingly.
- Finalize decision on whether playground equipment should be approved by the Architectural Review Committee prior to construction and placement and modify deed restrictions accordingly.