

# Memo

**To:** 2005 Wilderness Trails Home Owners Association Board Members  
**From:** Kevin Bordelon  
**Date:** 9/27/2005  
**Subject:** Wilderness Trails Home Owners Association Board Meeting Minutes  
**Attendees:** Board Members: George Dillon, Lisa Norwood, Kevin Bordelon, and Bill Parks  
Committee Chairs: Stan Faber, Pat Garner  
Others: N/A  
**Absent:** Skipper Jones, and Ben Efting

---

The meeting opened on 9/27/2005 at 7:00 p.m.

## **General (all)**

- Approved 8/31/2005 Board meeting minutes with two revisions. George Dillon motioned for approval after revisions. Lisa Norwood seconded with all attendees unanimously approving.
- Per the current Deed Restriction in force the Board voted to increase the HOA dues by the allowed 10%. The vote was unanimous and was largely based on the feedback received from homeowners who attend the annual meeting held in January 2005. Dues payable January 1, 2007 will be \$225.50 up from the current \$205.00. Notice will be sent to each homeowner by November 30, 2005 to be in compliance with the provisions of the Deed restrictions.
- 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. Notice was given to several residents using the parking lot at the Applewood Pool.
- The web site is being set up so that emails from residents will go to board member positions (i.e. President, Secretary, etc.) instead of personal email accounts.

## **Review by Architectural Committee (Skipper Jones)**

- No issues.

## **Review by Deed Restriction Committee (Stan Faber)**

- The owner of the residence called to get more information concerning a deed restriction violation notice for non-matching brick after home repairs due to a fire. The owner now resides out-of-town. No commitments were made, however work is being done at the home.
- Several deed restriction violations were discussed.
  - Reviewed complaint of running a business from a home with alleged excessive traffic and trash. The complaining party provided pictures of excessive amount of trash. The amount of trash is not a HOA issue as long as it is placed outside the day prior to pickup. The complaining party was told to contact the City about the amount of trash. It was also determined that home operated businesses would be allowed as long as it does not cause a public nuisance or change the look of a home. No further action is being taken.

- Trash cans routinely visible in front of homes and not being stored out-of-site prior to pick-up days.
- Discussed metal storage building violation against a resident refusing to comply with deed restriction regulations. The HOA president did not approve of sending a notice to the offending resident due to prior communications. This issue will be discussed at a separate meeting to determine the Boards course of action.
- 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. Approval was given by the HOA president to send a notice to the homeowner requesting an architectural review form is submitted.
- A resident not part of Wilderness Trails whose backyard adjoins to the Castlewood Park has a fence down.
- Discussion occurred on whether to have a separate meeting to discuss the proposed deed restriction revisions. It was decided that the majority of the October meeting would be used to review the proposals and determine path forward for approval.

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

- Volunteers will be solicited to clean out the storage area at the Castlewood Park.
- Bids have been submitted to build flowerbeds and improve general landscaping at the Castlewood entrance sign and park. Currently this is on hold.
- A group of volunteers have agreed to help remove the playground equipment at the Castlewood Park. In addition, several companies have been contacted regarding the cost of new equipment, which is very expensive for high quality equipment. Pat mentioned that there might be rebates available on purchasing equipment if the equipment is suitable for disabled children. Lisa agreed to research the issue.

**Review by Finance Committee (Pat Garner)**

- January through September financial results:
  - Income: \$101,000
  - Expenses: \$86,200
  - Balance: \$15,200
- 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 could be reported to credit agencies and/or the County of Galveston as a matter of public record. Pat will follow-up on the cost associated for reporting to credit bureaus and if filing delinquencies with the county has any real affect or penalty.

**Pool Management (Bill Cole)**

- Bill Cole will be contacted to remove the sunshades at the pool and to tie down other equipment per the provisions of his contract. The pool is now closed for the rest of the year.

**Other Topics**

- None

The meeting was adjourned at approximately 8:50 p.m. The next meeting is scheduled for October 26, 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.
- Lisa Norwood to investigate options for new playground equipment and costs, including option of rebates.
- Lisa Norwood to get recommended wording from police department on No Parking and No Trespassing signage.
- Notice to homeowners of the HOA dues increase by Nov 30, 2005.
- Determine if homeowner's delinquent on dues will be reported to Credit Agencies and the guidelines for such.
- 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.