

**Wilderness Trails HOA Annual Board Meeting
7:00 P.M. January 27, 2014**

Introduction of Board members, Melanie, Jim, Deborah, Cathy, Wes, and Pat. Tracy, John, Darryl and Amy were also in attendance.

Increase in Crime in 2013. Friendswood Police were invited to attend and did not. Jim mentioned he was hit with vandalism but didn't report because he didn't want more negative publicity for our neighborhood. Deborah reported Police sent an email today saying they had two people who were responsible. Discussion by members concerning two teenagers on meth with ambulances. Jim mentioned that incident was on Applewood. Pat informed Jim that someone was taken out on a gurney. There was also an explosion of some kind on Frontier where two teens came out and ran towards Lost River. In other neighborhoods such as Glenshannon there have been similar incidents.

Melanie promoted everyone subscribe to the WTHOA email list.

Melanie read through the agenda

Parking at Wilderness Pines and Castlewood - need a resolution and will have announcements by city personnel

Elect new officers.

**Other Association Business, and
Goals for 2014.**

Melanie again introduced the members of the board.

School Event Parking on Neighborhood Streets

Melanie explained the situation began with parking by high school students on Castlewood and Wilderness Pines. The Friendswood PD told her that she should not worry about it until there was a problem (with passage by emergency vehicles). Signs were installed by the city on Castlewood stating no parking during school hours on school days.

Then the high school stopped allowing parking on the soccer field during games at the football stadium. Residents have trouble entering and exiting the neighborhood on football nights because Castlewood is basically a one way street during this time. The residents sometimes cannot get out of their driveways. Homeowners cannot park on Castlewood with current signage. Residents are receiving tickets for parking in front of their homes.

Assistant City Manager Morad Kabiri, city employee Rene Ibarra, and the Fire Marshall were in attendance. Jim introduced them and presented photos he had personally taken of the parking situation where Jim could barely get his full size crew cab truck down Castlewood on football nights. The board decided to properly document this issue to reduce their liability. The main concern of the board is whether an emergency vehicle can reach homes on Castlewood in a timely if needed when Castlewood becomes a one way street on football nights. Also, Jim mentioned the residents who've been ticketed and the problems associated with the current signage.

Renee spoke on the topic. He mentioned when the HS was under construction there was a concern about parking on the sides of the streets. “We came up with a temporary resolution which I am holding up. What you are currently accustomed to with No Parking on School Days from 8:30AM to 5:30PM. One of the stipulations that came out of this was that it was temporary, but the HOA dropped the ball with it being up for some time. The city sent a letter to Pat Garner to get some feedback [Pat never received such correspondence]. But we hadn’t received any information back so decided to leave the signs up until we received some concern.” The board has to make some decisions regarding the current signage, how it affects residents along Castlewood and Wilderness Pines, and presents a resolution to homeowners. Until there is resolution, homeowners on Castlewood need to adhere to the current parking signs or possibly be ticketed.

Mr. Kabiri also stated, “FISD will be providing shuttle service for event participants for all events now.” The comment was made that the school was getting bigger and playing bigger schools as a result. The narrowness of these corridors, for even Lacrosse tournaments, continues to grow worse. The corridor was about 8’ and a fire truck is that width so it would not be able to get through without knocking mirrors off. Discussion mentioned temporary signage in a West Friendswood neighborhood that was temporary for a specific event and was done by the city. Again there was mention of the multiple entrances to the neighborhood that ameliorates the situation. And the city will tow vehicles when an emergency vehicle cannot pass. Also there was mention of fire hydrant parking violations. If the city was to restrict parking on the entrance side of the street, police could ticket people parked facing the wrong direction. A resident said the city had to make an ordinance to have the signs. The city rep said the HOA provided support to have that petitioned to get it set. It takes 125 people’s signatures on a petition to change signage up or down. City rep stated they need to talk to the city prosecutor about this situation. Just because a petition is signed and submitted to the city doesn’t get something to happen. It must meet the other requirements for good engineering practice and safety criteria. Since it is a public street we cannot issue parking decals to residents on the side street affected. FISD has acquired more property across Pride Drive from the Natatorium to add parking area.

It was proposed the HOA consider posting temporary signs during large events. But the concern there was that temporary signs might not go up for one event which becomes an issue (liability and/or who was responsible for making it happen and failed to do so.) The speed bump is also an issue for emergency vehicles. One resident recalled that in 2006 or 2007 and it was said that if the HOA wants, they need a substantial majority (66 or 75%) but the city has the responsibility for the right-of-way. They came out during school and said there was a problem and decided that there was a problem. In fact, only a few complaints were received by the city, not a signed petition and not 125 people. It was simply the city investigating the situation and deciding that the temporary signage we have now should be erected **ONLY UNTIL HS CONSTRUCTION WAS FINISHED**. But this was years ago and the signs never came down.

Wes proposed the temporary signage option be put in the form of a motion and voted on here, but that was not done. Wes then proposed that signs be posted “No School Event Parking by City Ordinance”. The board has an action to get a proposal together, gather support for it, and take a petition to the city asking they adopt the proposal, if it concerns the city, or to whomever.

Presidential Overview

Melanie said she joined the board years ago and worked her way up, but didn't intend that. Former President Ben Efting worked to get an emergency fund and he accomplished that. Her goal was to collect dues from those who have not paid their dues. And she stated, the board succeeded in collecting a number of debts through use of an attorney and expressed hope that the board continues to pursue the collection. Monies collected can be used for capital improvement in the subdivision.

Committee Reports

Edith has been our yard-of-the-month chair for two or three years and winners for 2013 (Apr, May, June, Aug, and Sept) were listed by street address.

Garage Sale Oct 5, 2013 annual event had approx. 30 participants versus 37 in 2012

Pool was open between Memorial Day and Labor Day for the summer. Attendance numbers at the pool were shown.

Maintenance

John Y'Barbo is our chairman of this committee. Seasonal flowers and mulching of entrances & medians Spring 2013. Castlewood and Falling Leaf entrance signs power washed
Trees were trimmed at Castlewood Park.

We began receiving bids for renovation at Castlewood Park, toying with the idea of one unisex bathroom and the other becoming a meeting room. Since John works, Melanie agreed to meet contractors at the park during the day but one took no notes and never submitted a bid. We have received one bid.

A two-year contract with Manor Maintenance was signed this year. Resident Lee Weed takes care of getting new flags, when needed, at the Falling Leaf entrance.

Pool is managed by Bill Cole & Associates. John purchased two outdoor ceiling fans which will be installed before next open season at the pool.

Board decided to keep issuing keys rather than use a code box.

Architectural Control – Darryl Voss

13 requests received were all approved. Breakdown by type was given

Roof 1, Fence 4, Storage Building, 2 Driveway, 1 Patio Covers, 2 Paint/Siding 2, Second Story addition 1. Darryl spoke briefly on the activity and stated he needs it in email form and he said he has to have a plat and show that you won't violate utilities. One pool proposal crossed the utilities easement and they could have been digging up utilities.

Deed Restrictions – Tracy Wamsley has been covering this area the past year. 72 Violation notices were sent. 8 Certified 209 letters were sent. Issues included vehicles, trailers, edging weeding, holiday decorations, and trash receptacles.

The board encourages anyone noticing a violation to call and report it. See www.wthoa.org for more information.

FINANCE – Pat Garner reported we have approx. 145,000 including the emergency fund of 25,000. It is very reasonable for the pool maintenance and other reasons to have this emergency fund and we do have it. A few people owed just a bit over \$240 for interest charges. The amount of debt that is in collections with our attorney. We terminated our previous attorney and hired Treece Law Firm. They have been aggressive in going after those we report to them. No home will close or refinance until dues are paid. We are not in the business of foreclosing, but the new law firm has done well. Pat worked with them on behalf of about five HOAs and they do very well on collections. Pat presented a Profit and Loss statement for the year last year. \$124,097.20 was received. Pat gave a description of each of the subaccounts listed on the P&L statement. We took in 124,097.20 and spent 96,877.81 resulting in the cash balance you saw previously.

ELECTION OF NEW OFFICERS The president position is a three year term that is open. Cathy has completed a three-year At-Large position. Melanie is taking a presidential position with another organization. Melanie has written the Presidents responsibilities and also helped out those who needed something during the work day when they had to be at work. So Melanie has stepped up for those occasions, but the new board would have to manage that situation as they chose. Melanie mentioned working to review the draft of the meeting minutes provided by Wes and then sent out to the board for review and approval.

Karen Langhart agreed to take the open At-Large position and was unopposed. Cathy agreed to update the Newsletter. Open issues for 2014 were listed including renovation of the structure in Castlewood Park.