

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M. February 24, 2014**

Attendees: Wes C, Cathy W, Pat G, Jim G, Melanie R, John Y, Karen L, Deborah W.

First off, there was an issue of who would call the meeting to order, since Melanie is not the president any longer. But we began with Melanie stating the agenda items were the parking and the tasks that she was in the habit of doing as president.

Jim offered that the parking issue is not ours; it was documented in the minutes of the annual meeting to document our concerns to the city. So we are covered. Moreover, the city's requirement that we have 2/3 of the residents agreeing to a plan that we would come up is not feasible. (We never got that for the revision of the neighborhood restrictions).

There was mention that some residents had put out orange cones which were obeyed by the public who didn't park near the cones.

Newsletter goes out twice a year, once before the pool opens. So, we will put in the first one that residents should contact the city with any concerns about street parking.

Karen motioned to accept the January minutes with change to the title from Monthly to Annual. Melanie made a motion to accept the December minutes as amended by her. All approved minutes from both months. Karen suggested the minutes should be signed by the President and an officer, probably not the secretary who is taking them.

Melanie mentioned the tasks that she has been routinely performing as president. Karen suggested an agenda be posted 72 hrs before the meeting. Melanie has been making a request for Amy to send out a reminder prior to each meeting.

Melanie mentioned the duties of revising the minutes that Wes provides following each board meeting and having it sent out to members just prior to each meeting.

Melanie mentioned the cell phone that she has and wants to turn over for someone else to hold and answer.

Pat sends checks to the president for her to co-sign and then sends out to pay the bills. Bill Cole and Pat and water/utility bills are paid, though the utilities are paid online. Pat mentioned that we need a co-signer that will provide the Social Security Number and driver's license. Deborah offered to be the co-signer.

Karen made a motion and Deborah seconded to elect Jim to president and passed unanimously. Karen made motion to have Deborah serve as Vice President and Wes seconded. This approved unanimously.

After some discussion Jim started concerning the frequency of board meetings, Karen made a motion that we meet quarterly and this passed.

Pat suggested the first Monday after the end of a quarter. April 7th will be the next meeting. Wes will let Amy know to update our web site accordingly for the new board meeting schedule.

It is estimated that a management company would cost 36000 a year. There was discussion concerning the open director's position, a three year term. Karen expressed a possibility of finding someone willing to serve.

Pat went over the profit and loss. From January we have collected \$137 in interest. Treece is fronted some money for them to do collection and then they have collected and have a credit for our account. We operate with about a \$125,000 annual budget and we've collected about \$30,000 already in two months. Friendswood Post Office had an issue delivering to P.O. Boxes, but and that affected Jim receiving things like payments.

Currently, \$168,449 is our balance including the \$25,000 reserve. We have \$131,134 in arrears which is composed of current year dues of \$90,927 and past years dues of \$40,207 which is in collections.

John provided a quote from Sam the Plumber of doing new showers, the two ADA-compatible long seat toilets and the backflow preventer that is needed. \$1,660. JML did a bid that involved more work including paint walls, light fixture, demo the toilets and install a new vanity and mirror all in the men's bathroom. That part was \$6,000. To make the ladies room a small conference room was \$80,000. And to install an A/C And then to redo both baths and the storage room and adding two windows and an A/C was \$20,000.

But to spend 20,000 and do quarterly meetings used over 10 years would work out to so much that we'd be able to spend the money better elsewhere. So the issue was tabled. We discussed the feasibility of maintaining the facility if we restored a bathroom to service or had a conference room to rent out. Also the trees were trimmed so the light could be fixed.

Deed Restrictions:

So far in 2014: 6 letters were sent, 4 of which were for removal of Christmas lights. The others were 1 for a trailer and 1 for yard, trash, dogs.

Two certified (209) letters were sent and one had to be turned over to our lawyer, Treece. One property with an issue with pine needles from 2013 is also outstanding with Treece.

We made a motion to table the discussion and adjourn. Jim seconded and all agreed.