

Wilderness Trails HOA Monthly Board Meeting
7:00 P.M. April 7, 2014

Attendees: Jim G, Wes C, Tracy W, Deborah WC, Mike D, Karen L, Darryl V

February board meeting minutes were approved.

Wes motioned to approve Mike as our new member at large of the board and the motion carried unanimously.

Bill Cole made the cheapest bid of the three bids for our pool maintenance and staffing contractor.

Deborah moved and Wes seconded that Bill Cole be selected as our pool contractor for the next two years and the motion carried unanimously.

Karen talked to Bill Cole about swimming lessons and Bill said it wasn't self-supporting and it had to be opened up to outsiders and it was just not as clean and simple as holding lessons for the homeowners and their families.

Wes recalled John Y'Barbo was to get the two ceiling fans installed at the pool before opening day and time is running out, with less than two months left.

The Flags service from the boy scout troops was discussed.

Newsletter items to be requested, the flag service, volunteers for deed restrictions or any other committee are always wanted, reminder that you are responsible for collecting your dog's solid waste whenever ~~you~~ it is deposited off of your property. Exterior modifications of roofing material, structure shape, siding, paint, windows, or shutters must be approved by the architectural review committee and must have a wind certification in order to sell the house or to get the insurance company to cover the modified structure. The WTHOA neighborhood garage sale October 4, 2014 should be mentioned. Dawn's run is later in the month. Dues and deed restrictions language should be kept.

Darryl reported on a bit of fence work that he approved prior to start of the work. He also mentioned a request to get a steel roof approved. Deborah mentioned a product that is steel but looks like composition sold by Abba Roofing. It may be quite an upgrade as it is supposed to be hail proof.

Karen said she had a resident complain the mowing services were starting too early in the morning or working through the dinner hour. The newsletter should mention that the lawn contractor should not blow clipping or debris into any storm drains or gutters.

Melanie reported to Jim that Manor Maintenance is overdue to put in the spring flowers. Jim talked to them and they promised to get it in soon.

Tracy reported a house on Bayou Oak has removed one long standing problem, but yard maintenance is still problematic, so follow-up correspondence from the lawyer is planned.

Wes got approval from the board to get the web site updated per the draft sent out to the board several weeks ago with Mike Dunham added in the position as member at large.

John Y'Barbo has a pair of keys that are the last known master keys for getting access to the park, pool, and sprinkler lock boxes. Jim plans to resolve the issue by next board meeting.

The restoration of one bathroom was considered. A minimal job to redo the vanity, sink bowls. Karen made a motion to give Jim a budget not to exceed \$10000 to get the bathroom on the right as you enter the park, the smaller, gutted and made functional converted to a unisex bathroom and the other bathroom cleaned up, left bare, locked, for future use. Deborah seconded and the motion carried unanimously. Jim mentioned possibly adding a basketball goal on the perimeter of the parking lot.

Wes moved and Karen seconded to adjourn and the motion carried unanimously.