

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

Attendees: Mike D, Wes C, Tracy W, Pat G, Jim G, Deborah WC, Karen L, John Y

April board meeting minutes were approved unanimously.

Agenda items were mentioned including the possibility of a basketball goal and our past president's point that this would be open for use by anyone, not controlled for residents only.

General Business

Mike mentioned July 4th Cedarwood had signs saying not to park there. Discussion included conjecture that Mary Queen Catholic Church put out the signs. Mike said this worked very well. The reason this worked very well was only one side of the street was marked and residents did not block that side. During a recent swim meet, signs were put up possibly by the swim team on both sides of Castlewood. The fact the city will be no help was agreed.

Pat requested and all present agreed to move WTHOA quarterly board meetings to the third Monday of a month to avoid his schedule deadlines [Secretary's Note: The next meeting date is Oct 20 and a December meeting to prepare for the annual meeting should probably be scheduled for Dec 8, 2014]. Quarterly board meetings will be held at Pat's office, 217 East Edgewood Drive, Friendswood, TX 77546. This is in a strip center of offices located on Edgewood at Melody Lane and his office is just West of the intersection.

Pat presented the financial status for the WTHOA organization. From January through June 2014, WTHOA took in over \$94,000, had expenses of close to \$32,000 yielding a net income year-to-date of over \$62,000. Treece is doing a good job for us and yielded an interest income of near \$285. Treece expenses minus that reimbursed to WTHOA due to collections by Treece was a net of about \$358. Pool keys, which cost between \$500 and \$600, is included in Pool Repair & Maintenance which to date is under \$2900, but labor costs through the summer will run much larger.

There was discussion of the master keys and where and who had them. It was agreed those who need them have them.

Our balance at the end of June, our balance was \$209,000, less \$25,000 escrow, yields \$186,000 available.

The Castlewood project was delayed by the fact the contractor did not have insurance, so Jim had his contractor scrape, prime, and paint the fence since Jim has insurance to cover him. A backflow preventer will be checked, replaced, or installed by a licensed plumber. The restroom doors have been pulled off. The tiles have been pulled off the wall, and the shower area is to be walled off with plywood and painted to match the walls. Kathy questioned who will be cleaning the restroom and how is it accessed. It is in the fenced area where you need a pool key to gain access. The costs will be reduced by Jim taking the project over and getting a deal on materials and reducing the scope of the work.

The need for a cleaning service was discussed. The need for an exterminator was mentioned. Kathy asked whether the pool house is covered by an exterminator contract. Pat said the pool house has been covered by the Maintenance person laying down ant killer or whatever is needed. Potential exterminators for covering the pool house were named as: "Total Pest Management", "Mike's", and "EcoPest.". Pat suggested a budget of \$1000 and Jim took an action to pick someone and get them to do an initial treatment of the pool house and the Castlewood Park house. Wes moved and Kathy seconded to give our president a budget of \$1000 to take care of exterminations at both parks. This motion passed unanimously.

The issue of delinquent dues was discussed. The issue of placing liens on the overdue properties was raised, but the need is not great as most all close at a title company and the title companies must call Pat to see whether the WTHOA dues are paid and current before the title company will close. It is only necessary in the rare event a cash transaction was executed without a title company getting involved.

Traci described the situation with deed restrictions. One owner on Piney Woods is keeping chickens and neighbors have complained about hearing and smelling the chickens. Traci thought this was taken care of previously, but it is current issue. Jim will check the code but we have farms in the city limits, so it probably isn't a city code enforcement issue. The same old problems with people not mowing yards continue to be a problem.

Mike raised the issue of the solar panels to be installed. Kathy mentioned Texas House Bill 362 provides for the mounting of solar panels and no HOA can prohibit. If installed in the yard or on patio, the HOA can prohibit the panels be above the fence.

The swimming pool sign needs to be replaced per John. The hours are wrong. There was an idea that it could be replaced for next year and the year left off the sign. A shower head pipe is very corroded and needs to be replaced. John checks the pool each Saturday morning during the summer. Kathy's daughter reported the life guard chair must be replaced. Kathy will take a photo.

Jim mentioned Melanie called about plants dying and the sprinklers were not working. Wes moved that \$650 Jim reported necessary in sprinkler system repairs be approved. Kathy and Deborah seconded and the motion passed unanimously.

John also mentioned the need to get matching lanterns for the Pines of Wilderness Trails monument.

Homes sales in the neighborhood are reaching \$300,000. There were 24 showings of one listing in the first day and five contracts written on it.

Kathy moved and Deborah seconded to adjourn and the motion carried unanimously.