

Wilderness Trails HOA Monthly Board Meeting
7:00 P.M. October 28, 2014

Attendees: Pat G, Cathi W, Wes C, Tracy W, Mike D, Jim G, John Y

July board meeting minutes were approved.

The newsletter was discussed. A president's message last year was mentioned and a new president's message was solicited. A blurb about deed restrictions and volunteers needed and staying in touch electronically are all pertinent every year. Wording concerning the garage sale was discussed. We have the Jan 26th date set for the annual election meeting.

Castlewood bathroom renovation was discussed. All of the floor and wall tile has been replaced. The plan is to put in a door and finish out a wall to create a new storage area where the shower is currently. There was nothing wrong with the shower, so that is all left alone. Handicapped stainless bar was installed. The countertop was removed. A faucet with a temporary "On" button you press and it turns off after a few seconds was installed. The mirror was removed and not replaced. A mirror is just something else that could get broken or vandalized. A toilet with Americans with Disabilities Act (ADA) compliance was installed. The pipes in the back were removed and lines capped. The backflow preventer still needs to be verified or installed. The costs so far are \$4180.00. Jim proposed we wait until Spring and have the building power washed and repainted in existing colors. All agreed with this plan.

We discussed disposing of some large pool equipment including valves and sand filter tanks. Jim will ask our pool contractor, Bill Cole, and a relative to assess the value of this used equipment.

Pat presented the financials. Our present balance is growing and we may take in between \$20K and 30K more this year than our expenses total for the year.

Wes took an action to reach out to the playground company his daughter was working with to solicit a bid for playground equipment installation at Castlewood Park limiting it to \$50K.

Tracy said the family with the chickens got rid of them. People who ignore her letters get a letter from our legal firm, Treece Law Firm. Pat got a question from a homeowner who questioned whether a renter could park a Snap-On Panel Van at the house. Tracy said if it were hidden behind the fence it would be best, but a business truck that is moved every day is permissible.

One of the fence panels at the Applewood Playground is down and John Y took an action to address it.

There was no interest in starting a neighborhood watch, so the idea died for lack of interest.

The suggestion of a four-way stop at the intersection of Greenbriar and Castlewood raised by a WTHOA member this month was once approved by city council some years ago. However, the Friendswood Police Department disapproved it due to slowing traffic adding to congestion around the high school. So this appears to be an unacceptable action to the FPD.

The idea of buying orange cones and attempting to prevent parking on the in-bound side of a road was disapproved. WTHOA has no authority to control parking or traffic flow on city streets.

The annual meeting agenda was discussed. The possibility of a project announcement was mentioned. The possibility of turning over to a management company could be mentioned in order to improve attendance and scare up volunteers. Pat needs the newsletter by Dec 21 in order to include when he sends out the notice of meeting with the invoices for the annual dues.

John Y mentioned two light fixtures that need replaced located about 50' inside the Falling Leaf entrance to the neighborhood from the entrance sign. John plans to replace these. There is a 15' long, 4 to 4.5 feet high fence that needs refurbished in that area.

John will get with Bill Cole in the Spring about getting the details to have on a replacement sign for the pool which was mentioned at our last meeting as needing to be replaced.

The next two meetings will be Dec 8, 2014 Planning the Annual Meeting and Jan 26, 2015, Annual Election Meeting.

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