

Wilderness Trails Home Owners Association Annual Election and Business Meeting (2/2/15)

Attendees: Jim G (P), Karen L, Tracy W., Mike D, Deborah W C (VP), Wes C (secr), Pat G (Accountant)

Jim had board introduce themselves.

We have to have 5 board members, 3 with a three year term, Karen was here in a 2 year spot.

We get three bids on anything over \$500. A pool chair is needed. Karen motioned to approve and Deborah seconded. Bill Cole estimated \$2250.

Fencing along Falling Leaf and along Greenbriar needs replaced. Jim gave the amounts of three bids.

We had a unanimous decision to replace the rusting fencing.

The paint bids were tabled because the businesses bidding need to be insured. So will need to revisit this with the businesses bidding.

Karen made a motion and Deborah seconded to approve the meeting minutes.

John Y'Barbo joined us and is the maintenance guy for our association. John reported on recent maintenance items. Replacing the lights didn't get them lit. This is on the left side of the Falling Leaf entrance. There is a leak in one of the sprinkler systems that Manor Maintenance has been requested to repair.

Pat presented financials. We have \$186514.38 balance currently, including the 25K reserve. This leaves \$161514.38 available. We have \$123892.23 receivables from home owner dues, \$240 per year, which is due April 1, 2015. Pat explained that the former law firm was replaced with a different law firm in 2013 and resulted in greater collections of past due monies to our balance. Our legal fee was a credit this year in 2014 whereas we had a large expense for legal. This is due to the fact that the legal services are free after the collection is successful. So in 2013, we initially had a great outlay, but in 2014, Treece Law Firm paid more to us from collections than was paid to them for collections. The Castlewood renovation project was an expense in 2014 whereas the Applewood project was an expense in 2013.

Jim explained that we renovated the bathroom at Castlewood. It was the women's and it is now unisex. A new countertop is installed, a new wall, and replaced some wall tile, and the hot water heater was replaced. We have a storage area created by walling off the shower area. Everything has been capped off but could be restored as a shower in the future if desired.

Jim listed areas of service we don't have coverage including the garage sale, Christmas decorations, and others. We had a volunteer to head up the garage sale.

There needs to be some signs for the garage sale. Lisa may have the banner for the garage sale announcement on the entrance sign.

Goals for 2015:

Painting the Applewood Pool all the interior and the exterior before the pool opens Memorial Day. Also painting the swingset and replacing the chains on the swingset are needed.

At Castlewood we were planning to repaint the exterior. The interior of the unisex bathroom has been done. The fence along Greenbriar just needs painting.

The board has been considering adding playground equipment as an enhancement to Castlewood Park. Wes presented one layout from a potential vendor which was discussed with all attendees. This layout included 6 climbing structures, eight raised platforms, a stairway, a single 6' slide, a double 3' slide, and activity centers at ground level over a 47ft x 30ft fall zone area with an estimated cost of less than \$48000. Reception by the attending home owners was positive. Additional vendors will be sought to understand options and costs. Jim motioned and Stan Faber seconded to have a playground structure installed in the Castlewood Park with a budget up to \$50,000.

Jim mentioned the Castlewood Park Parking Lot needs reworked. Jim also plans to add sand to the sandbox in the Applewood Park.

There was discussion of the situation with crime and the neighborhood watching by the home owners and the need to know who belongs and who does not. Lawn services, maid services, and other regular attenders all belong, so you need to observe and know who is a regular and who does not.

Jim talked about the average home prices homes are selling at in 2013, 2014, and this past month of 2015. The home prices per square foot are rising dramatically from \$84, \$97, and \$102 in the past two years and one month. The number of homes sold were 24 in 2013, 14 in 2014, and 1 sold in January 2015.

Pat drew for three prizes and awarded them.

Meeting was adjourned at 8:43.