

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
February 29, 2012
Friendswood Public Library**

Agenda:

General Announcements – Board Members
Architectural Control Committee - Darryl Voss
Deed Restriction Committee – Tracy Wamsley
Maintenance Committee – Jeff & Lisa Norwood
Finance Committee – Pat Garner
Recreation/YOM Committee – Edith Brennan
Pool Management – Bill Cole
Other Topics – Open

Attendees: Melanie R., Cathi W., Jim G., Deborah W. C., John Y., Tracy W.

General Announcements – Board Members

Following a motion by Deborah, seconded by Melanie, the November minutes were unanimously approved.

Melanie introduced John Y'Barbo, the newest Board member and obtained his contact information for the HOA website. Discussion ensued regarding the term limitations for each Board position. The following information was clarified:

Melanie (President) is beginning her second year of a 3-year term.
Jim (Vice President) is beginning his second year of a 3-year term.
Cathi (Secretary) is beginning her final year of a 3-year term.
Deborah (At Large) is beginning her final year of a 2-year term.
John (At Large) is beginning the first year of a 1-year term.

Architectural Control Committee – Darryl Voss

In Darryl's absence, no new Architectural Committee requests were discussed.

Deed Restriction Committee – Tracy Wamsley

No further information has been received from our attorney regarding the HOA's ability to take further action in cases where homeowners continue to be in violation of deed restrictions and fail to respond to repeated requests for corrective action. Melanie will follow-up with Sipra.

Maintenance Committee – Jeff & Lisa Norwood

Lisa has asked for permission to replace some of the landscaping grass at the Falling Leaf entrance and to add some to the Castlewood entrance. Lisa and Melanie have volunteered to do the planting if the HOA purchases the plants. In addition, Lisa would like to ask Manor Maintenance to give us a bid on planting seasonal plants at the entrances. Jim made a proposal, seconded by Deborah, and unanimously approved as follows:

Lisa has the Board's approval to proceed with routine landscaping projects with expenditures up to \$500 without asking for specific agreement.

John mentioned that it appears that the shingles on the south side of the pool house are in need of inspection and possible repair. Melanie will alert Lisa on this issue.

Once again there was discussion regarding repairing the bathroom at the Castlewood Park. Melanie will talk to Lisa and request that she obtain bids for restoring functionality to one of the two restrooms.

Finance Committee – Pat Garner

In Pat's absence, there was no report. However, in light of the discussion concerning landscaping costs, Melanie reported there is room in the budget to pay for some extra landscaping for the Castlewood entrance (in conjunction with Friendswood ISD).

Recreation/YOM Committee – Edith Brennan

The YOM award for the month awards will resume in March.

Pool Management – Bill Cole

Since the pool contract will be expiring shortly, Melanie will ask Lisa to obtain three bids from three different pool contractors including the current pool contractor, Bill Cole & Associates. The board will review all three bids and make a final decision upon receipt of bids. The board is requesting Lisa contact Bill Cole to request that he evaluate any needed repairs or upgrades for the Applewood Pool.

Other Business

A motion to adjourn was made by Jim and seconded by Cathi. The next meeting will be on March 28, 2012 at the library.