

The Wilderness Property Owners Association, Inc.

2024 Annual Meeting Minutes

October 19, 2024

Call to Order

Leroy Weber, Director and President of The Wilderness Property Owners Association, Inc. (the "Association"), called to order the Annual Meeting of the members of the Association at 1:06 pm on October 19, 2024, at the Lakeside United Methodist Church 515 FM 416, Streetman, TX 75859. The Annual Meeting of the Association was held, pursuant to notice duly given to all property owners in writing within the time permitted by law. Mr. Weber introduced the members of the Board of Directors. Mr. Andy Ditterline was not present. Mr. Weber also thanked the many volunteers that devote their time around the neighborhood.

Reading of the Minutes

Mr. Weber reminded those in attendance that the 2023 Annual Meeting Minutes had been previously distributed by email and would not be read aloud. No changes were noted and the minutes were approved as written. Mr. Weber confirmed with Amanda Wheeler, Office Manager, the numbers required for a quorum had been met.

Approval of Proposed Agenda

Mr. Weber asked the membership to review the proposed agenda items and asked if there were any additions. None were brought forward. The agenda was adopted as written.

Architecture Control Committee Report

Kevin Smith, Sr. Vice-President/Assistant Secretary and Chairman of the ACC, presented the following information. ACC permitted activities since the last annual meeting involved 2 new house starts, 1 new boat dock, 1 detached garage, 2 fences, 1 swimming pool, several boat dock repairs, 3 sea wall repairs and 1 new driveway approach. Two homes are still under construction, with 2-3 new ones and a boat house anticipated in 2025.

With ACC losing Mr. Ditterline from their committee, Mr. Smith recommended bringing Bill Johnson on to serve in his place.

Compliance

Mr. Smith reported most issues have been resolved with a simple phone call to owners. Only one letter has been issued this year. Most situations have involved fallen trees and debris, 18-wheeler violations, grass mowing and contractors not using the burn pile correctly. On the list to addressed soon are brush piles and trailers on lots.

Facilities

Andy Ditterline, Vice-President and Director of Facilities, was not able to be present due to pre-planned travel. Mr. Smith provided his report in his absence. Although road repairs had been projected to be light this year, storm damage early in the year changed that scenario. Several dead trees along the roadsides had to be removed and a major culvert washout dictated a \$27,000 rebuild on Appomattox.

The trailer spaces, burn pile and dumpsters are monitored by three cameras, one of which has been stolen. Improper dumpers have been identified as a result. Night-time thefts and two dumpster fire culprits, however, have not. The Wilderness mows between the trailer rows and in empty spaces when possible. A reminder was given to all owners to keep their spaces maintained.

The right of way mowers come twice per month April through October, and trim around the guardrails and blow the pine needles at the entrance once a month.

The entrance gate device which responds to emergency vehicle sirens has been disconnected. It was malfunctioning and not allowing the gate to close at night. Emergency vehicles have their own code to enter the Wilderness. The lights shining on the gate were replaced.

Mr. Smith commented that the memorial garden and enchanted forest needed maintenance. He recommended the reimplementation of the Wilderness Work Day. He also indicated he was working on ideas for a long-term solution for the boat ramp that has become unusable, but was not ready to share details.

Financial

Diane Jones, Secretary/Treasurer of the Board of Directors, called members attention to the financial reports supplied to them during the meeting. She outlined several areas of significance in income and expenses experienced in the current fiscal year ending 10/31/2024, as well as the projected effects on the budget for the upcoming fiscal year (11/1/2024 to 10/31/2025). Interest income and dues collection are projected to be higher in 2025. Disposal fees, telephone charges and office manager labor expenses are anticipated to be lower due to contract renegotiations. Road expenses and utilities are increasing, with those line items raised accordingly. Also of note is the impact of Aqua taking over Southern Oaks Water Supply. The transition means the POA no longer owes money for water service expansion (an arrangement agreed upon years ago with Southern Oaks). Property owners requesting new meters are contracting directly with Aqua, cutting the POA out of the process and, therefore, eliminating a source of income.

Mike Sanderson, property owner, initiated a lengthy discourse regarding construction and water meter fees. This ultimately resulted in the Board fielding motions, seconds and votes by all present. The following items were approved:

- 1) A Water Meter Fee of \$600.00 will be levied for each new meter installed.
- 2) Concrete work (excluding slabs) will be assessed at the rate of \$.50 per square foot.
- 3) Slabs will be assessed at the rate of \$1.25 per square foot.

In addition to these minutes being distributed to all members, the Board of Directors will take action to update County records, Wilderness website information, ACC permit instructions and any other references to a schedule of charges levied by the Wilderness.

The budget for the new fiscal year (with adjustments to reflect the higher fees approved) was motioned, seconded and approved.

Election of New Directors

There were three candidates for two Board of Director vacancies. Dan Eubanks and Kevin Smith each gave a brief summary of their backgrounds and qualifications. Bob Gage spoke on behalf of the third candidate, Ed Fleming, who could not be present at the meeting. The ballots were collected and tabulated by Amanda Wheeler. The two candidates with the largest numbers of votes, Dan Eubanks and Kevin Smith, will assume their 3-year terms beginning 11/1/2024.

New Business

Mr. Weber opened the floor for new items.

Donna Fenton, property owner, inquired about the status of the homeowner directory. After discussion, the Board will reevaluate making directory information available, excluding information that owners request not be included.

Concern was expressed by owners with regard to their not being allowed to speak at called Board meetings during the year. The Board will consider adding time after the official agenda of each open meeting has been concluded to receive feedback from owners. This would allow the Board to note owner concerns, research them, and if necessary, schedule the topic as part of an official agenda in a future Board meeting.

Mr. Weber announced the entrance gate code will be changed on November 1, 2024. The code will be emailed to all owners as usual.

Amy Eubanks, property owner and social committee chair, thanked all hosts, past and future. She announced the upcoming Chili Cookoff on November 9th and Christmas party on December 7th.

Mr. Weber thanked Mrs. Eubanks and the members of the social committee. He recognized new owners since the last Annual Meeting.

He asked for motions/seconds to end the meeting. Upon approval, he concluded the meeting at 3:00 pm.

Respectfully Submitted by:

Diane Jones