

# Annual Meeting Minutes – Wilderness POA Board – October 18, 2025

1 pm Lakeside Methodist Church 515 FM 416, Streetman, TX

Board Members in Attendance in Person: Jason Cherry, Leroy Weber, Kevin Smith, Andy Ditterline, Dan Eubanks

Owners in Attendance in Person: 43

Owners in Attendance by Proxy: 31

In Attendance in Person: Keith Denning, Office Manager

## I. Opening Remarks:

The meeting was called to order at 1:04 pm by President, Leroy Weber. Leroy Weber opened the meeting by welcoming everyone, confirmed a quorum of the Board and the property owners were present and declared the meeting as official. Leroy welcomed and thanked all of the property owners in attendance.

## II. Minutes of Last Meeting:

The minutes of the previous Board Meeting were made available in advance to the Board members for updates or corrections. Board members voiced no corrections. Approval of the minutes was motioned by Kevin Smith and seconded by Andy Ditterline. The Board unanimously approved the minutes as submitted. Dan Eubanks will post the minutes on The Wilderness website.

## III. Approval of Proposed Agenda:

Leroy Weber presented the proposed agenda for the 2025 Wilderness POA Annual Meeting. Kevin Smith made a motion to approve this agenda and this motion was seconded by Andy Ditterline. The Board unanimously approved the proposed agenda.

## IV. Architectural Control Committee Annual Report:

Kevin Smith noted that The Wilderness collected approximately \$32K of construction permit fees for the fiscal year ending October 31, 2025.

Kevin detailed the following significant construction projects: major remodel on Stonewall with pool and landscaping; two new home construction currently underway – one on Lincoln and one on Shenandoah; approximately ten seawall or boat dock repairs or installations; and a few new fences.

Kevin reminded the property owners that all replats of property must be approved by the ACC and all surveys must be labeled properly to match the existing Wilderness Phase plats.

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### V. Compliance Annual Report:

Kevin Smith reported that several projects were started in 2025 without obtaining the proper permits from the ACC. Kevin reminded the property owners that all new construction projects require a permit.

Kevin noted that he has increased the maintenance and frequency of igniting the burn pile. Kevin also noted that we have had several instances of items being put in the burn pile that are not allowed per our covenants, including two couches on Friday afternoon. Kevin reminded everyone that only wood and cardboard can go in the burn pile.

Only two small non-compliance fines were issued in 2025. For 2026, Kevin stated that he will be focusing on boat docks that are in disrepair and out of compliance. Kevin further noted that Kevin Fox will be joining the Wilderness Compliance Committee for fiscal year 2026.

Kevin mentioned that a form is currently on the website available to all property owners to report compliance issues confidentially. Kevin has received several issues on this form and has taken the appropriate actions.

### VI. Facilities Annual Report including the road maintenance plan:

Andy Ditterline reminded the property owners that he was appointed to the Board last year to replace Scott Royal who resigned for medical reasons and that he was happy to run for election as a Board member this year.

Andy noted that the primary activities and expenses for Facilities were for trash disposal, road maintenance, mowing, culvert maintenance and security.

Andy stated that several theft and vandalism events in the trailer storage lot resulted in significant changes to this area during 2025.

Andy outlined how the trailer storage lot security was improved in 2025 and how the traffic access has been restricted and is now under controlled access. New security cameras, security lights and keypad access were added in 2025.

A new security camera system was added to the front gate with license plate ID capabilities and remote real time visibility to the security camera.

Andy noted the gate access is currently programmed manual and is periodically adjusted with sensitivity to daylight hours and routine package delivery.

Andy noted that a key facilities objective for 2026 will be replacing the existing split rail fencing around the creeks and culverts.

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### **VII. Financial Annual Report:**

Dan Eubanks reported that the fiscal year 2025 financial results are essentially equal to the 2025 Budget, with approximately \$13K of funds being added to our cumulative reserve.

Dan noted that new construction fees in 2025 in excess of budget allowed for the completion of special projects for new security cameras for the trailer storage lot and front gate and controlled access to the trailer storage area.

Dan disclosed that the 2026 Budget will include a \$70 increase in the annual POA dues to offset lower anticipated new construction fees. The 2026 Budget includes funding for controlled access and security cameras to the burn pile and dumpster area, replacement of the old split rail fencing around the creeks and culverts, and for replacement and upgrading of the existing road signs.

Dan stated that the current cumulative cash reserve is approximately \$130K, which is reserved for future major road resurfacing commitments.

Dan also introduced and welcomed the new office manager, Keith Denning to the attending POA members.

The 2026 Wilderness Budget was distributed to the Board in advance for review and comments. Kevin Smith made a motion that the 2026 Budget be approved and Andy Ditterline seconded the motion. The Board voted unanimously to approve the budget.

### **VIII. Election of One Director:**

Dan Eubanks reported that the POA unanimously elected Andy Ditterline as Director for a three year term.

### **IX. New Business:**

Amy Eubanks noted that we have had six Wilderness social events so far during 2025 with three more to go: Chili cookoff – Nov 8, Christmas party – December 6 and Christmas lights viewing and holiday hayride – December 20.

Amy stated that over 15 different property owners participated in hosting these events. Amy thanked all of the property owners for contributing their time, expense and effort for hosting these events.

Amy also thanked the members Amy Freshwater, Debbie Fleming and Pam Bricco for serving on the Wilderness Social Committee and planning and coordinating all of our events.

Amy outlined that we have many events already planned for 2026 and that these events will be posted on the Wilderness website and Facebook page.

Amy invited anyone interested to join the Social Committee in hosting and planning events.

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Kevin announced that the first Saturday in November and March will be our clean-up days for POA volunteers. Kevin noted that Ernie pen will be priority for Nov 1 work session.

A property owner expressed concern that sprinkler heads have been put in too close to the road and may be damaged by future road maintenance. Kevin noted that while Wilderness and utility right of ways do exist by the roads, property owners are expected to maintain there lots all the way to the road surface.

A property owner questioned if any fill dirt was available for use by homeowners. Kevin Smith explained that while no dirt is currently available, any property owners that may have extra dirt are free to dump the dirt near the burn pile area to be available to other property owners.

A property owner questioned if Spectrum will be adding fiber optic cables into the Wilderness. It was concluded that this utility provider will not be providing this service and many property owners noted that Star Link is a high-performing alternative.

A property owner requested the adoption of a no solicitation covenant for the Wilderness. This topic has previously been discussed and approved by the Board and will be presented to the POA for approval in conjunction with the next Board meeting.

A property owner requested the dates for the 2026 Board meetings and the Board agreed to post the proposed meeting dates promptly.

A property owner requested clarification on the allowable surfaces for driveways in the Wilderness. After discussion, the Board agreed to clarify the covenant definition of the allowable surfaces at the next Board meeting.

### X. Closing Remarks:

There being no further new business or agenda items Leroy Weber closed the 2025 Wilderness Annual Meeting at 1:52 pm.