

# Board Meeting Minutes – Wilderness Board of Directors – January 25, 2025

1 pm Wilderness Office 400 FM 416, Streetman, TX

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

Board Members in Attendance by Telephone: none

Owners in Attendance in Person: Steve White, Bob Gage, Mike Sanderson, Randie Fenton

In Attendance in Person: Amanda Wheeler, Office Manager

The meeting was called to order at 1:00 pm by President, Leroy Weber. Leroy Weber opened the meeting by welcoming everyone, confirmed a quorum of the Board was present and declared the meeting as official.

## 1. Confirmation and adoption of Minutes of the prior Board 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 Jason Cherry and seconded by Kevin Smith. The Board unanimously approved the minutes as submitted.

## 2. Architectural Control Committee report:

Kevin Smith provided an update on architectural topics; noting that two new boat dock permits have been issued on Stonewall, one remodel permit issued and under construction on Stonewall, ongoing retaining wall repair on several properties, one new swimming pool permit issued, one new home construction permit issued, and one new water meter permit issued. Kevin also provided an update on the status of various construction sites in The Wilderness.

## 3. Facilities report (including roads):

Andy Ditterline reported on the following facilities items; fallen and leaning trees on Stonewall had been removed at the cost of \$1,000, pothole filled on Bull Run, traffic caution signs installed on Bull Run, all security cameras are missing or have been stolen.

## 4. Compliance status report:

Kevin Smith reported on a few small compliance issues: trailers being incorrectly stored on lots, improvement on clean up of trees and debris on lots 140/141, and other minor issues with trees, stumps, limb piles and lawn care.

## Board Meeting Minutes – Wilderness Board of Directors – January 25, 2025

1 pm Wilderness Office 400 FM 416, Streetman, TX

### 5. Board consent for further action on delinquent dues Lot 142:

Dan Eubanks updated the Board on the status of outstanding property owner dues on Lot 142 in The Wilderness and that the POA had previously filed a lien on this property related to these outstanding dues. Dan made a motion that the POA consult with a real estate attorney to consider the feasibility of foreclosing on this property to settle the outstanding dues. Jason Cherry seconded this motion and the Board unanimously approved. Dan will conduct an initial consultation with counsel and report back to the Board.

### 6. Outstanding/Other matters:

- Boat Ramp:

Kevin Smith summarized that after reviewing several options we have determined that there are no current solutions for providing the property owners a functioning boat ramp within The Wilderness. Thus, Kevin motioned that we permanently close the existing ramp, notify all property owners and install a sign. Andy Ditterline seconded the motion and the Board unanimously approved to close the boat ramp.

- Trailer Storage/Security Issues:

Kevin and Andy outlined an option to separate the access to the trash bins and burn pile from access to the trailer storage area. This would entail moving the trash bins, creating a new access point and fencing and gating the trailer storage area. This would also allow the installation of new lighting and security cameras. Kevin Smith made a motion for a design plan and budget to be prepared for these considered changes to the trash area and storage area. Andy Ditterline seconded the motion and the Board unanimously approved the preparation of this design plan and budget.

- Select a clean-up date:

Leroy Weber noted the desire for an annual cleanup date and proposed Saturday, March 22, 2025 for this cleanup date. Kevin Smith motioned to select this date and Jason Cherry seconded. The Board unanimously approved this date and Amanda will email the date to all property owners.

### 7. Open discussion forum:

Kevin Smith notified the attendees that someone had recently lit the burn pile without authorization or advanced notice.

Bob Gage inquired if access to the burn pile could be restricted. Kevin Smith responded that he is planning to reduce the access by contractors to use the burn pile to one week and that all requests for contractors to use the burn pile must come directly from the property owner. Kevin plans to prepare a new written burn pile access policy and communicate this policy to all property owners.

## **Board Meeting Minutes – Wilderness Board of Directors – January 25, 2025**

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Steve White shared with the Board the challenges he is facing with the lake channel behind his house filling up with silt, leaves and tree limbs. He noted that erosion from lots along this lake channel and from a drainage creek bordering his property are reducing his water access and staining the water quality. He inquired from the Board about what options he has to improve the lake channel and who is responsible for trees and limbs that fall into the lake channel. Leroy Weber agreed to research this with the TRWD and provide Steve with a response.

Randie Fenton asked about the status of a new construction underway. Kevin updated that this new construction was fully approved, permitted and paid up and that the property owner was building a large spec house similar to a previous construction by the same owner. Randie further questioned about the status of the property owners' 2025 Directory. The Board committed to solicit from each property owner their preferred data to be included in the Directory and to finalize a plan for the 2025 Directory preparation and distribution.

Mike Sanderson offered some history and insight on the proposed property foreclosure on Lot 142. Mike also offered that increasing security around the trailer storage area might increase the POA's level of liability. Mike requested that the circle at the end of Stonewall be inspected for irrigation erosion. Kevin Smith noted that he has looked for a solution to the road surface quality on this circle and agreed that he would study the possibility of changing this road surface to concrete in the affected area. Mike asked for the plan and financial responsibility for road repair on Appomattox. Kevin and Andy noted that they were not aware of any material road repair issues on Appomattox but that they would review this topic.

There being no further discussion items, Leroy Weber proposed to close the meeting at 1:56 pm. Kevin Smith motioned to close the meeting and Jason Cherry seconded and the meeting was adjourned.