

The Wilderness Property Owners Association, Inc.

2023 Annual Membership Meeting Minutes

November 11, 2023

Call to Order

Jeff Robinson, Director and President of The Wilderness Property Owners Association, Inc. (the "Association"), called to order the annual meeting of members of The Wilderness Property Owners Association, Inc. on November 11, 2023 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. Robinson had the Board introduced themselves. Mr. Kornegay was not present. Mr. Robinson thanked everyone for attending, stating that it used to be hard to get people to attend and now we have the best attendance ever. Wendy Middleton was introduced and stated that she was resigning her role as head of the social committee and that Amy Eubanks would be taking over that role.

Reading of the Minutes

Mr. Robinson reminded those present that the 2022 Annual Meeting Minutes had been emailed previously and would not be read aloud. No changes were noted and the minutes were approved as written. Mr. Robinson stated that there was a quorum for the meeting.

Approval of Proposed Agenda

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

Architectural Control Committee Report

Vicki Sanderson, Chairman of the ACC, recognized her committee members, David Rist and Bruce Bricco. Vicki announced that there are 4 houses being constructed at this time, 1 proposed, and a few other projects such as fences and pools. She stated that the activity has significantly slowed down from the high activity over the last few years.

Compliance

Milton Kornegay, Director of Compliance, was not in attendance. Mr. Robinson spoke on Compliance. He stated that the usual violations were mowing, limbs down, and trees down, and notices were sent to those property owners. He also apologized over some errors in violation notices that were sent to the wrong owner or an owner received a second notice after

the work had been performed. We have improved our system now and should have much less errors. We have also re-done our forms which should also minimize confusion.

Facilities

Scott Royal, Director of Facilities, gave a report on the condition of the roads in The Wilderness. In 2023, all roads were patched and sealed with a polymer seal which seems to be working quite well. There is some patching that remains to be done on Appomattox and Shenandoah that will begin soon.

Scott has spent a lot of work in getting the trailer lot spreadsheet up to date. He thanked many of the property owners for their input and patience. It is now current and we will be able to send out mowing letters to the appropriate people, including the open spaces that the POA is responsible for.

Trailer lot security was then discussed. There are multiple cameras at the lot which capture pictures of vehicles that go in and out every day. No additional security is planned. Mr. Royal stated that the current policy is that the trailer lot is a free service provided by the POA with all risk assumed by the user.

The front gate was then discussed. It is currently open during the day and closed at night. As at previous meetings, a discussion was had about keeping the gate closed at all times. The Board's position is that there is too much traffic to keep the gate closed during the day. If every contractor entering had to call someone to get in, the traffic would back up on to Hwy 416. A poll was taken of the attendees and a significant majority voted to leave it open during the day. Mr. Robinson stated that given the age of the gate, the Board would pursue finding a gate contractor in order to be prepared to repair, replace, or upgrade the gate in the future.

Financial

Mr. Robinson went over the Profit and Loss sheet, Asset Balance sheet, and proposed 2023 Budget (see attached). Income this year was \$5800 over budget, primarily due to less expensive road work. Notable increases in expenses were tree removal, dumpster costs, legal fees, and an increase in salary cost due to training of the new office manager. Mr. Robinson stated that the increase in legal fees was a one-time expense due to hiring an outside legal firm to help update all of our filings, processes, and policies to become current with changing State HOA laws. The proposed 2024 Budget reflects expected income and expenses and shows a negative income of \$1900. With a current balance sheet of \$143,000, our financials are very solid.

Mr. Robinson then stated that, as requested at the last annual meeting, an audit was done on the POA finances. He called on Steven Graham, a Wilderness resident and CPA, to discuss the audit. He stated that a team consisting of himself, Diane Jones, resident and past office manager, and Amanda Wheeler, current office manager, performed an audit of the POA

finances in September 2023. The audit reviewed the books for 2021, 2022, and 2023 YTD. He stated that the team found that other than a few “housekeeping” issues with QuickBooks, the finances were in order. He compiled a report which was handed out at the meeting.

Mr. Robinson stated that although we had a solid balance sheet and a basically flat budget next year, he proposed raising the dues next year to \$725. The purpose of this is to start banking money for future road work and the need for upgrading or replacing the POA office. The goal is to avoid having to do an assessment to the POA for any of this work.

The Financial Report and 2023 Budget as submitted was approved.

Election of New Director

There were three candidates for Vicki Sanderson’s expiring Director position. Vicki Sanderson, Leroy Weber, and Kevin Smith. Jason Cherry’s Developer Director position was also expiring. Jeff Robinson asked each candidate to give a short bio about themselves. The ballots were collected and tabulated by Amanda Wheeler. An announcement was made that Leroy Weber and Jason Cherry were elected for a 3-year term beginning November 1, 2023.

New Business

Jason Cherry, Developer and Director, talked about potential uses for the front of the Wilderness. He owns the land in the front of the neighborhood from Hwy 416 through the pasture behind the office. This property is not in the Wilderness and not subject to the Covenants. As a developer, he is looking for potential uses for this property which would benefit him and the neighborhood. He mentioned such things as a country store, cabins, pickleball/tennis courts, a pool. He stated that he realized the POA would probably not be willing to fund any of that and that it would have to be funded through other means, such as membership fees. It was decided that the POA office would send out a questionnaire requesting feedback on the proposal.

Mr. Robinson stated that based on comments from the POA on our camping policies, and numerous discussions at our monthly Board meetings, we had changed them to 2 weekends per month and two long stays per year. The new policy has been sent out to the POA and will be effective January 1, 2024.

A question was raised about when The Wilderness will get fiber optics. The Wilderness will not be getting fiber optics installed any time soon due to all the work needed to bring it into The Wilderness, such as running cable underground and under driveways and roads. Leroy Weber stated that Starlink is now a good option for internet.

Prior to ending the meeting, Jeff thanked the following people for their contribution to the neighborhood and POA this year.

Social Committee – Wendy Middleton, Pam Bricco, Debby Fleming,

Amy Eubanks

Marty and Leslie Ureda – Entry Gate Landscaping

Tom and Diane Jones – Deer and Donkey Care

Leroy and Kathy Weber and Family – 4th of July Fireworks

Mike Sanderson – Legal Counsel

Roger McGuire – Teleconference support

Amanda Wheeler – Office Management

Steve Graham, Diane Jones, Amanda Wheeler – Financial Audit

Amanda Wheeler, Pam Johnson, Diane Jones – Annual Meeting Preparation

There being no further business, Mr. Robinson adjourned the meeting.

Approved the 6TH day of December, 2023.

By: _____


Jeff Robinson - President, Wilderness Property Owners Association