

AGENDA/MINUTES
Board of Directors Meeting
January 24, 2023 1:00 PM
349 Stonewall Drive
Streetman, TX 75859

Directors present:

Milton Kornegay, Scott Royal
Vicki Sanderson, Jeff Robinson

Property owners attending:

Mike Sanderson, Tom Schmitt,
Ed Fleming, Ed Benton

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes from prior meeting were confirmed and adopted.

2. Architectural Control Committee report

1 house starting construction, 7 houses finishing up construction. There has been some confusion over the definition of painted brick in the Covenants. Will prepare a document to be recorded and posted in the ACC documents that will add clarification. ACC will contact the property on Bull Run to determine the status of the erosion control issues.

3. Facilities report

Getting costs for cleaning out ditches on Stonewall to keep water off of the road. Still waiting on bids for patching and seal work this year. Plans are to patch in April/May and seal in summer. Will bid out right of way mowing this year. Have made progress on determining ownership of overgrown lots in the trailer lot area. Should be able to get some cleaned up and added back to the available list soon. Have been having trouble with cameras at the trailer area. Will order 2 new cellular cameras to improve coverage. Investigating options for improvements to the front gate. Will set up meeting with LiftMaster to look at our options. Had Servpro clean office to try and remove skunk smell. Will air out for the next few weeks and hopefully get it useable again. Until then Carol will be working from home.

4. Compliance status report

15 current violations, primarily lot/yard cleanup. One trailer violation. Will prepare a list of status of outstanding violations for next meeting.

4. Outstanding/Other matters

The Board will begin looking for volunteers from the POA to audit the POA's financials, after this year's annual dues are received, in February or March.

The Board is working on finding a contact at Windstream to discuss the possibility/timing of getting fiber optic cable laid in the neighborhood.

Continuing to monitor the status of the potential sale of the Southern Oaks Water Supply company to Aqua.

In February or March, after the dues are in, the Board will look into potential legal action against habitual non dues paying members (3 members).

A faucet needs to be installed at the main gate to help maintain the shrubs. After the freezing weather, the Board will get someone to take a look at that.

Still need to check the Wilderness website to remove any language mentioning the boat ramp.

5. Property owner questions/comments/suggestions received

No input from property owners this month.

Minutes
Board of Directors Meeting
March 21, 2023 1:00 PM
Wilderness POA Office

Directors present:
Scott Royal, Vicki Sanderson, Jeff Robinson

Property owners attending:
Ed Fleming, Tom Schmitt, Mike Sanderson

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes of previous Board Meeting were confirmed and adopted.

2. Architectural Control Committee report

7 active houses under construction. No outstanding issues at this time.

3. Facilities report

Have 3 bids for roads. Prices range from \$110,000 to \$48,000. Recommend going with \$48,000 bid (East Texas Asphalt). Work will begin in late April, early May.

Will award ROW mowing to Thompson Property beginning April 1.

Trailer spaces are now all cleared and accounted for. Spreadsheet is up to date. In the process of obtaining new cameras for the trailer lot and dumpster area.

Working to set up meeting with gate company to identify options for updating our front gate.

Working with landscaper to install faucet at front gate.

Spring Cleanup scheduled for Saturday April 22 at 9:00.

4. Compliance status report

19 outstanding compliance issues, primarily lot cleanup.

5. Outstanding/Other matters

Reviewing applicants for new office manager position.

Will defer the audit of the POA's financials until after the new office manager is in place.

The Board is working on finding a contact at Windstream to discuss the possibility/timing of getting fiber optic cable laid in the neighborhood.

Continuing to monitor the status of the potential sale of the Southern Oaks Water Supply company to Aqua.

6. Property owner questions/comments/suggestions

Any way to remotely attend meeting? The Board has determined that remote access to Board meetings is not an option at this time.

Minutes
Board of Directors Meeting
May 16, 2023 1:00 PM
Wilderness POA Office

Directors present:
Jeff Robinson, Scott Royal, Milton Kornegay,
Vicki Sanderson, Jason Cherry

Property owners attending:
Ed Fleming, Kevin Smith, Mike Sanderson

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes of previous Board Meeting were read, confirmed and adopted by all Board members.

2. Architectural Control Committee report

6 active houses under construction. No outstanding issues at this time.

3. Facilities report

Roads are being sealed this week.

Two new cellular security cameras were installed at the trailer lot. They are motion activated and save to the cloud.

Trailer spaces are now all cleared, accounted for, and labeled.

Flagged 36 dead trees on common areas. Obtaining 3 bids to take them down.

Have had no luck finding a gate company to identify options for updating our front gate. On hold for now

Installed faucet at front gate.

Spring Cleanup was held Saturday April 22.

4. Compliance status report

17 outstanding compliance issues, primarily lot cleanup.

Will send note out to POA reminding owners to put their brush on the burn pile, not around the burn pile. Also do not put your yard debris on your neighbor's undeveloped lot.

Met with property owner on variance for brush pile to allow screening of Kingswood neighborhood. Variance was approved by the Board.

5. Outstanding/Other matters

Interviewed a candidate for the office manager position, Amanda Wheeler, prior to the Board meeting. During the Board meeting, Milton Kornegay moved that we hire Amanda, Vicki Sanderson seconded the motion, and it was unanimously approved by the Board. Mr. Robinson will contact her with the offer and request that she start work on Monday May 22. Carol Pyle, the current office manager, will be responsible for training Amanda.

Mike Sanderson, as our legal counsel, discussed that we have been lax in the past with our posting of meeting notices, meeting agendas, and meeting minutes. Need to make sure agendas have better description of what will be discussed. Need to make formal motions and document them. Also, our By-Laws are outdated in some respects and need to be reviewed and possibly updated. Also need to consolidate some of our recorded dedicatory instruments into one memorandum so they are more easily identified. Mike will review and update us at the next Board meeting.

Agreed to defer the audit of the POA's financials until after the new office manager is trained in the financial system. Will be looking for volunteers from the POA to perform the audit.

Continuing to monitor the status of the potential sale of the Southern Oaks Water Supply company to Aqua.

6. Property owner questions/comments/suggestions

Feasible to remotely attend Board meeting? The Board has determined that remote access via video to Board meetings is not an option at this time. Will look into the possibility of adding a conference line to allow phone in attendance. Mike Sanderson will check if Texas Property Code requires a means for remote attendance for POA Board meetings.

Kevin Smith volunteered to use his skid-steer loader to push up the burn pile. Board approved.

Meeting Adjourned at 1:30.

Minutes
Board of Directors Meeting
June 12, 2023 1:00 PM
Wilderness POA Office

Directors present:
Jeff Robinson, Scott Royal, Milton Kornegay,
Vicki Sanderson, Jason Cherry

Property owners attending:
Ed Fleming, Lonnie Strebeck, Mike Sanderson

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes of previous Board Meeting were read, confirmed and adopted by all Board members.

2. Architectural Control Committee report

6 active houses under construction. No outstanding issues at this time.

3. Facilities report

Roads have been sealed and patched. Have identified a few spots that need follow up patching.

Will order new pole for street signs at Bull Run and Shenandoah and a new pole and sign for Lincoln. Also, will order additional 25 mph signs for the neighborhood and remove the old wooden signs which are in bad shape.

Property owner has requested the use of a large crane to replace a septic tank. Scott will work with property owner to review access options.

Flagged 36 dead trees on common areas. Absolute Tree Service has been awarded the bid and will be starting soon. They will also be removing the storm related trees and debris from the right of ways.

Approved purchase of the 3 new no wake buoys for Bull Run and Stonewall coves. TRWD informed us that the POAs are responsible for installation and maintenance of buoys.

4. Compliance status report

11 outstanding compliance issues, primarily lot cleanup.

Will send out a reminder to not put your yard debris on your neighbor's undeveloped lot. Violators will be fined.

Given the recent storm, will send out note giving homeowners two weeks to clean up downed trees/limbs and yard debris.

Will send out a reminder about contractor requirements/restrictions on use of neighborhood burn pile.

5. Outstanding/Other matters

Plan on discussing the audit of the POA's financials at the next Board Meeting, with plans to perform the audit in August. Will be looking for volunteers from the POA to perform the audit.

Mike Sanderson, as our legal counsel, presented a consolidated Second Amended and Restated Memorandum of Dedicatory Instruments document which added to the ACC recorded documents the recent guidance on painting brick prohibition and ratified all the other attached documents previously recorded. This document had been discussed at the previous Board meeting. The Board members reviewed the document and it was motioned for approval, seconded, and unanimously approved and adopted by all Board members.

Mike also reminded the attendees that our By-Laws are outdated in some respects and need to be reviewed and possibly updated, but there is no immediate need for that action.

Continuing to monitor the status of the potential sale of the Southern Oaks Water Supply company to Aqua.

6. Property owner questions/comments/suggestions

None

Meeting Adjourned at 1:55.

Minutes
Board of Directors Meeting
July 24, 2023 1:00 PM
Wilderness POA Office

Directors present:
Jeff Robinson, Scott Royal, Vicki Sanderson

Property owners attending:
Ed Fleming, Mike Sanderson

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes of previous Board Meeting were read, confirmed and adopted by all Board members in attendance.

2. Architectural Control Committee report

4 active houses under construction. 4 fence requests pending. No outstanding issues at this time.

3. Facilities report

Road sealing is done. In discussion with road patch crew to get bids on follow up patching in a few spots and some damage that has been done from house construction.

Repaired street sign at Bull Run and Shenandoah and added a new pole and sign at Lincoln and Shenandoah where there was no sign before. Added two new 25 mph on Shenandoah.

Tree removal has been done on common area. Was about \$7000 over budget due to addition of storm damage.

Continue to tweak cameras at trailer lot to optimize recording.

4. Compliance status report

No compliance update this month.

5. Outstanding/Other matters

Some POA members have expressed concerns about camping in the neighborhood. The neighborhood is significantly more developed now than when the camping rules were originally implemented. The Board has the right to modify the camping rules and has done so in the past. Discussed reducing unlimited camping to 3 days instead of 4, and limited camping from four 7

day periods with approval, to two 7 day periods with approval. Will continue discussion at next meeting.

Finalized training office manager and updating Quickbooks and will send out note requesting volunteers from within the POA to audit our books.

Will talk about landscaping requirements in the next meeting. There are numerous requirements in the Covenants that are not being enforced.

6. Property owner questions/comments/suggestions

Ed Fleming informed us that the POA has historically mowed the 416 ROW in front of the Wilderness. Scott will let the mowers know to start doing that.

Meeting Adjourned at 1:45.

Minutes
Board of Directors Meeting
August 22, 2023 1:00 PM
Wilderness POA Office

Directors present:
Jeff Robinson, Scott Royal, Vicki Sanderson,
Milton Kornegay

Property owners attending:
Ed Fleming, Mike Sanderson

Teleconference Attendance:
20+ POA Members

Office Manager:
Amanda Wheeler

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes of previous Board Meeting were read, confirmed and adopted by all Board members in attendance.

2. Architectural Control Committee report

4 actives houses under construction. No outstanding issues at this time.

3. Facilities report

Still in discussion with road patch crew to get bids on follow up patching in a few spots and some damage that has been done from house construction. Repairs should be done in September.

Board was notified that there was some theft from trailers in the trailer lot in July. Board discussed and recommend no changes to trailer lot security. A gate would not stop thefts of small items from trailers. Everyone needs to be aware that the trailer lot is a free service that is park at your own risk.

4. Compliance status report

Updating compliance forms. Will review at next meeting. Board decided to defer discussion of landscaping requirements until after burn ban is lifted.

5. Outstanding/Other matters

The Board discussed concerns about camping in the neighborhood. The neighborhood is significantly more developed now than when the camping rules were originally implemented. The Board has the right to modify the camping rules and has done so in the past. Discussed reducing unlimited camping to 3 days instead of 4, and limited camping from four 7 day periods with approval, to two 7 day periods with approval. Will continue discussion at next meeting.

Finalized training office manager and updating Quickbooks and will send out note requesting volunteers from within the POA to audit our books.

6. Property owner questions/comments/suggestions

Opened up meeting to the teleconference attendees. Board had a hard time hearing due to problems with the equipment. Had 5-6 members express comments, primarily in support of no changes to camping rules. All expressed thanks for the teleconferencing option.

Meeting Adjourned at 1:45.

Minutes
Board of Directors Meeting
September 25, 2023 1:00 PM
Wilderness POA Office

Directors present:
Jeff Robinson, Scott Royal, Vicki Sanderson,
Milton Kornegay

Property owners attending:
Mike Sanderson, Kevin Smith, Jana Smith,
Tim Murphy, Tom Schmitt

Teleconference Attendance:
Multiple POA Members

Office Manager:
Amanda Wheeler

The meeting started with Mr. Robinson stating that due to the difficulties with the teleconferencing last month, the teleconference will be listen only. Any questions or comments can be emailed to the office and discussed at the next meeting.

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes of previous Board Meeting were read, confirmed and adopted by all Board members in attendance.

2. Architectural Control Committee report

Vicki Sanderson gave an update on ACC activities. 2 actives houses under construction. Approved a fence on Appomattox. Approved a pool on Bull Run. No other outstanding issues at this time.

3. Facilities report

Scott Royal provided a facility update. ROW mowing should be done soon. Have lined up additional road patching/repair on all roads except Appomattox beginning early October. Cost is expected to be about \$30,000.

There is a water leak at the intersection of Lincoln, Shiloh, and Appomattox. Southern Oaks Water Supply will repair.

Numerous trailer spaces need to be mowed. Amanda will send out another reminder.

4. Compliance status report

Milton Kornegay stated that there are approximately 23 new violations, primarily mowing/debris, that are being processed.

5. Outstanding/Other matters

Mike Sanderson informed the attendees that due to the continuing changes to HOA rules and requirements by the state, we had hired an outside HOA attorney to review our documents. Based on that review we have updated some of our compliance forms and fining policies. The Board will review and approve at the next meeting.

The Board addressed concerns about camping in the neighborhood that was discussed in last months meeting. Mike Sanderson reviewed a proposed change to the camping rules which can be seen below.

NOTICE REGARDING CAMPING RULES CHANGE

As many of you know, questions about camping in The Wilderness have come up in the last few years. In 2006, when the CCR's were finally finished and passed by the property owners, required building commencement periods for all lots were voted down and temporary liberal camping rules were included to encourage the sale of vacant lots (of which there were many), with the express condition that the Board could change those rules from time to time to reflect changing conditions as the number of residences built increased. The neighborhood was never intended as a place for camping sites as an end use. The thought at that time was that the camping periods would be allowed prior to the building of a residence and would be gradually reduced as more houses were built, following the idea in the Declaration that the appearance of the neighborhood should be consistent with "an upscale single family community" and that as The Wilderness matured, permanent homes would be encouraged, not camping. However, over the years, the various Boards have not followed through with the language of the Declaration and have not changed the camping rules since 2008. That was 15 years ago. Today, there are 57 vacant lots and 105 residences, so things have changed dramatically, yet the camping rules have remained the same.

After the Board meeting call on August 22, receipt of subsequent written communications, and further discussions at the most recent Board meeting, the Board considered the comments made and various approaches, and settled on what we think is a very reasonable compromise, reducing the number of consecutive camping days some, but not drastically.

Effective as of January 1, 2024, camping will be allowed one time per week during any two weeks of each month, each time for a maximum of 3 consecutive nights (4 days), two of which each year can be replaced with an extended-stay period of 6 nights (7 days), and the 2 extended stay periods may be combined to one 13 night (14 day) period to accommodate 2 week vacations, all on the same terms and conditions as set forth in the Declaration for extended stays (prior written request and approval by the Board, etc.) set out in Article IV, Section 14. That is a total of 84 nights (85 days) -almost 3 months of camping, every year. The Board believes that is a lot of camping in a single- family residential community. As contemplated by the recorded Declaration, further reductions in the camping time will be considered from time to time as more homes are built in The Wilderness.

We understand that this compromise will not be enough of a reduction for some and too much of a reduction for others, but we feel it is a gradual approach, which is the intent of the Declaration and in the best interests of The Wilderness as a residential community

There was significant discussion among the Board and the attending property owners. Kevin Smith and Tim Murphy both supported no changes to the current camping rules. Tim stated that the camping is phasing itself out as more houses are being built, and also stated that after discussions with the Appraisal district, camping does not affect property values. The Board stated that given owners that want to eliminate camping, and owners that want no change, the proposed rule change is a moderate change that should have minimal change to current campers. The proposed changes were put to a vote and were approved by all Board members present.

Mr. Robinson stated that a financial audit was performed on the POA for 2021, 2022, and 2023 YTD by property owners Steven Graham (a CPA) and Diane Jones, with the assistance of office manager Amanda Wheeler. The team found that other than some minor housekeeping type issues, our finances were in good shape and properly reconciled. This will be covered in additional detail at the annual meeting.

Mr. Robinson handed out current Actual vs Budget numbers to the Board members and asked them to review their responsible numbers for next years's budget. The 2024 budget will be addressed at the next meeting. He also stated that, given our current balances, he did not recommend any changes to next year's dues.

6. Property owner questions/comments/suggestions

Tom Schmitt asked what the Board's policy was as far as entering owner's lots. Mr. Robinson stated that the Board's policy was not to enter owner lots.

Meeting Adjourned at 1:50.

Minutes
Board of Directors Meeting
October 16, 2023 1:00 PM
Wilderness POA Office
1:00 pm

Directors present:
Jeff Robinson, Scott Royal, Vicki Sanderson,
Milton Kornegay

Property owners attending:
Mike Sanderson, Ed Fleming

Teleconference Attendance:
Multiple POA Members

Office Manager:
Amanda Wheeler

The meeting started with Mr. Robinson stating that, as at the last meeting, the teleconference will be listen only. Any questions or comments can be emailed to the office and discussed at the next meeting.

1. Confirmation and adoption of minutes of the prior Board Meeting.

Minutes of previous Board Meeting, which are posted on the website, were confirmed and adopted by all Board members in attendance.

2. Architectural Control Committee report

Vicki Sanderson gave an update on ACC activities. 3 actives houses under construction. Approved a fence on Shiloh. Approved a pool on Bull Run. Had preliminary meeting with a property owner on Bull Run about a new house that will be starting soon. No other outstanding issues at this time.

3. Facilities report

Scott Royal provided a facility update. ROW mowing will finish this month. Follow up road patching/repair on all roads, except Appomattox, is currently being done. Cost is expected to be about \$30,000. Appomattox repairs will be deferred until next year.

After two reminders, there are numerous trailer spaces that still need to be mowed. Scott will prepare of list of the specific lots and contact the owners directly. Some are empty lots that will be mowed by the POA.

4. Compliance status report

Milton Kornegay stated that there are only 7 new violations, primarily mowing/debris, that are being processed.

5. Outstanding/Other matters

As discussed last month, Mike Sanderson presented an updated compliance and fining policy that needs to be approved. The Board members attending approved the new policy, subject to one typo of \$250 instead of \$2500, which will be corrected. The corrected document will be signed and filed with the County clerk.

Mr. Robinson handed out current Actual vs Budget numbers to the Board members, along with a proposed 2024 budget. The 2024 budget, which is very similar to this year's budget, will be presented at the annual meeting. He also stated that, given our current balances, he did not expect any changes to next year's dues.

Mr. Robinson also stated that in addition to the standard agenda items at the annual meeting, he would also like to discuss future office building needs and the ongoing efforts to develop options for the front gate.

6. Property owner questions/comments/suggestions

No questions from the property owners at the meeting.

Meeting Adjourned at 1:30.