

Minutes
Board of Directors Meeting
January 13, 2024
Wilderness POA Office
1:00 pm

Directors present:
Jeff Robinson, Scott Royal, Leroy Weber,
Milton Kornegay

Property owners attending:
Mike Sanderson, Ed Fleming

Teleconference Attendance:
None (Phone out of order)

The meeting started with Mr. Robinson stating that, as the phone was not working, there would be no teleconference for this meeting. As always, any questions or comments can be emailed to the office and discussed at the next meeting. He also stated that the meeting had been moved from Monday 1/15 to Saturday 1/13 due to weather.

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. Facilities report

Scott Royal provided a facility update. Appomattox road patching will cost approximately \$11,000 and will begin soon. Budget for road repairs for 2024 is \$40,000. Will get a cost estimate for road repairs on Lookout Mountain, majority of which was caused by new home construction. Will get a group of owners together to patch a few one-off pot holes when the weather gets nicer.

POA is currently mowing empty lots in the trailer area.

3. Architectural Control Committee report

Milton Kornegay gave an update on ACC activities. 3 active houses under construction. Working on permits for a pool, boathouse, and a driveway.

4. Compliance status report

Leroy Weber stated that there are several active violations, primarily downed trees and debris, that are being processed. Board discussed downed trees on unimproved lots that were near the right of way and visible. It was decided that the owners would be contacted about removing the trees.

Mr. Weber then discussed the recent Texas House bills 614, 886, 1193 which cover fining policies for POAs. It was determined that the updates we made last year to our fining policies are sufficient to meet the requirements of the new bills. These updated policies have been filed with the county and are posted on the website.

5. Outstanding/Other matters

No outstanding matters were discussed.

6. Property owner questions/comments/suggestions

No questions from the property owners at the meeting.

Meeting Adjourned at 1:45.