

Willow Pointe Homeowners Association, Inc.

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Willow Pointe Homeowners Association Minutes of the 2021 Annual Meeting Thursday, May 20, 2021

PRESENT:

A Quorum of Owners

There were sixty-one (61) owners present or represented by Absentee Ballot. That established a quorum for the 2021 Annual Meeting.

Board of Directors

Present:

Leo Feldman, President

Raissa Conwell, Vice-President

Regina Wall, Secretary/Treasurer

Absent:

Management Company

Carlos Mata, Manager

Dee Jarvis, Assistant Manager

Jane Godwin, Randall Management, Inc.

CALL TO ORDER:

With a quorum present, Leo Feldman called the 2021 Annual Meeting to order at 7:01 p.m. The meeting was held via zoom.

ADOPTION OF THE AGENDA:

A motion was made by Raissa Conwell, seconded by Leo Feldman, and it was unanimously agreed to adopt the agenda as presented.

ROLL CALL:

Per Article XI, Section 11.4 of the Bylaws, at least 10% or over 59 of the owners must be in attendance or represented by absentee ballot. The management company certified that an official quorum was in attendance with Sixty-One (61) lot owners represented in person or by Absentee Ballot.

WELCOME & INTRODUCTIONS:

Leo Feldman welcomed the owners to the meeting. The Willow Pointe Board of Directors and the management company were then introduced.

APPROVAL OF THE MINUTES:

Minutes of the 2020 Annual Meeting were reviewed. A motion was made by Regina Wall, seconded Leo Feldman, and it was unanimously decided to adopt the minutes as presented.

OFFICER REPORTS

President's Report – State of the Association: Leo Feldman presented the President's Report that included a detailed report of accomplishments by the new Board of Directors as well as future goals for the community.

Treasurer's Report – Financial and Budget Report:

Jane Godwin presented the Treasurer's Report.

Jane Godwin presented a detailed review of the financial state of Willow Pointe. The financial portion of the meeting package included the audited 2020 Financial Statement. A bar chart was included to illustrate the actual expenses versus the budget. A year-to-date financial statement as of April 30, 2021 was included in the presentation along with a bar chart to illustrate the actual expenses versus the budget. A motion was made by Raissa Conwell, seconded by Regina Wall and it was unanimously decided to approve the financials as presented.

COMMITTEE REPORTS:

Modifications - Ivan Sue explained the ARC application procedure. Ivan stated that Randall Management could approve "standard" ARC Applications such as re-roofing of homes with pre-approved shingle colors. Also, Ivan reminded all homeowners to submit a copy of their plat survey with their ARC Application and identify the location of the installation on the plat. Regina Wall reported the status of pending ARC applications that the committee was processing.

Sheriff Patrol/Crime Watch - Paul Morgan reported that because of the pandemic the committee had not met. Paul also felt that the committee needs more direction from the Board. Leo Feldman thanked Ron Palencia (homeowner and MUD board member) for giving the Board a better understanding of the 2-shared patrol arrangements with Winchester Country HOA. Leo also gave updates of conversations he had with deputies patrolling Willow Pointe, the HCSO analyst who prepares monthly patrol reports, and the Winchester Country board member in charge of their HOA security committee.

Landscaping - Paul Morgan reported that because of the pandemic the committee had not met. Paul also felt that the committee needs more direction from the Board. Leo Feldman stated that he had met with the irrigation specialist several times and had learned how to operate some of the sprinklers.

Newsletter - Paul Morgan reported that because of the pandemic the committee had not met. Paul also felt that the committee needs more direction from the Board. Leo Feldman thanked Raissa Conwell and Regina Wall for their help in preparing the last newsletter.

Website - Leo Feldman reported that the website is current and said that he continues to update content. Leo asked that homeowners who have information to post or suggestions about how to improve the website should send an email to the Board so he can continue updating the website.

Recreation/County Liaison - Paul Morgan reported that because of the pandemic the committee had not met. Paul also felt that the committee needs more direction from the Board.

Social - Raissa Conwell reminded homeowners about the Pool Sneak Preview event on Saturday, May 22nd from 11:00 a.m. to 4:00 p.m. Raissa also stated that the committee would be planning more events in the future.

UNFINISHED BUSINESS:

- . Leo Feldman reported that repairs to the pool facility were almost complete and that the pool would be ready for swim season.
- . Leo Feldman stated that the sidewalk leveling contractors are still working on repairs to the common areas. West Harris County MUD No. 10's operator (TOPS Water) is preparing a comprehensive study of sidewalks and manhole covers in the district to determine what repairs would be performed by the MUD.
- . Leo Feldman said that the vendor had finished pressure washing the entrance monuments on Trail Ridge, Willow Crossing, and the masonry walls on Round Up. After years of exposure to the elements and high-pressure cleanings, some of the top coating has been removed and the concrete has sustained irreversible damage.
- . Leo Feldman stated that the pool perimeter fence is scheduled to be repaired and painted and that the work should be completed by the end of the month.

- Leo Feldman reported that after careful consideration by the Board, the ad-hoc arrangement for shared off-duty patrol with the Winchester Country Maintenance Association will be terminated effective June 1, 2021. Willow Pointe will continue to receive additional patrol coverage by HCSO deputies via the HCSO Patrol Agreement administered and paid for by West Harris County MUD No. 10. Information and monthly activity reports will be posted on the Association website. The Board will monitor crime incidents in the community to determine if there is a need for additional private patrol coverage in the future.
- Leo Feldman reported that the Board is currently working with the Association's attorney to see what can be done about short-term leasing in the community.

NEW BUSINESS:

There was no new business discussed.

OPEN FORUM:

The Open Forum is the time that owners can address the Board of Directors. The Willow Pointe Board of Directors provides owners up to five (5) minutes to express themselves, ask questions, and make suggestions. Some of the items discussed were the electronic signs, reserve study, short term rentals, email communication, and sidewalk on Round Up. Leo Feldman stressed the need for volunteers for all the committees. A homeowner asked if extra treatments for mosquito control could be applied during long rainy spells. The Board asked Carlos Mata to look into the extra treatment.

ANNOUNCEMENT OF ELECTION RESULTS

Jane Godwin read the results of the election. Raissa Conwell received the most votes and was elected to a three (3) year term. Jacquie Sedgwick-Landry received the second most votes and was elected to a one (1) year term.

ADJOURNMENT: With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:45 p.m.