

Willow Pointe Homeowners Association, Inc.

6200 Savoy, Suite 420, Houston, Texas 77036 (713) 728-1126

Board of Directors Meeting Via Zoom September 27, 2022, at 7:00 p.m.

MINUTES

Board of Directors:

Present

Leo Feldman – President
Beant Lamba – Vice President
Regina Wall – Secretary
Jacquie Landry – Treasurer

Absent:

Management Company

Carlos Mata – Randall Management
Jane Godwin – Randall Management
Cathy Colbert – Randall Management

Call to Order: With a Quorum present the meeting was called to order at 7:15 p.m.

Establish Quorum – Roll Call: With a majority of the Board of Directors present, the quorum was established.

Guests – No guests were scheduled.

Adoption of Agenda: The agenda was reviewed, and a motion was made by Regina Wall seconded by Jacquie Landry, and it was agreed to approve the agenda as presented.

Rules of the Meeting: Jane Godwin read the rules of the meeting to all homeowners attending the meeting.

Approval of Previous Meeting Minutes – The minutes from the July 26, 2022, Open Board Meeting were reviewed. A motion was made by Regina Wall, seconded by Jacquie Landry, and it was unanimously agreed to approve the minutes from July 26, 2022, as presented.

Ratification of Decisions Made since last Board Meeting – There were no decisions made between meetings.

Management-Administrative Report:

Financial Report – Jane Godwin reviewed the financial statements for the month ending on August 31, 2022. A motion was made by Jacquie Landry, seconded by Beant Lamba, and it was unanimously agreed to approve all the August 31, 2022, financial reports as presented.

Deed Restrictions – Carlos Mata reported that inspections are done each month by Randall Management. The violation letter count is as follows: twenty-five (25) first letters, ten (10) second letters, and eight (8) third letters were mailed as a result of the property inspection and violations brought to the Board's attention by other homeowners. Ninety-two (92) violations were corrected over the past month.

Pending Legal – Carlos Mata reported that there were seven (7) accounts in collection, four (4) payment plans, and two (2) accounts in litigation. Five (5) files were closed with the attorney.

Committee Reports:

Modifications Committee/ARC – Regina Wall reported that since August 1st, fourteen (14) new applications have been received; ten (10) applications were approved; three (3) applications were denied; and three (3) applications are still pending.

Safety Awareness & County Liaison – Leo Feldman stated that the Board is looking for volunteers and a chairperson. Leo reported that the monthly HCSO patrol contract reports are posted on the website. Leo stated that the Board received several letters from homeowners about cars parked on Trail Ridge Drive. *(Continued)*

Leo encouraged homeowners to park in their driveway or garage but stated that the HOA cannot prohibit parking on public streets. Leo reminded homeowners to report illegally parked or abandoned cars to the HCSO. Leo said he had been communicating with Harris County Precinct 3 about ways to improve the traffic flow and alleviate some of the challenges on the spine streets. The County determined that all the streets in Willow Pointe are eligible for the speed limit to be lowered to 20 MPH. Leo also reported that since the streets were operated and maintained by Harris County, the County was responsible for traffic control, signs and signals, not the HOA. Leo said the County agreed to conduct a comprehensive traffic study to see what other actions the County could take to calm down traffic in the community, but the study may not be finished until year-end. Next, Leo reported that Harris County had completed minor repairs to several curbs, culverts and streets, and the street sweeper would be cleaning the streets in the community. Leo also reported that West Harris County MUD No. 10 is still working on the plan for improving parks and trails in the district. Finally, Leo reminded all homeowners about the upcoming November election.

Recreation and Social Committee – Leo Feldman reported that the committee had mobilized to get ready for the community's National Night Out event on October 4, 2022, between 6-8 pm. The committee will provide snacks, refreshments, and games for everyone. Jacquie Landry is getting signs ready to set out for the event.

Landscape Committee – Leo Feldman said that some irrigation issues had been repaired, fertilizer/herbicide will be applied soon, seasonal flowers will be replaced, and the landscape vendor will remove some dead trees on Trail Ridge Drive near Jones Rd. Leo also reported that the pool vendor had identified a leak in the equipment room and repaired it at no additional expense.

Unfinished Business:

Leasing Policy – Leo Feldman addressed recent inquiries from homeowners about short-term and long-term rentals in the community. The Board just received the draft policy from the attorney that would require homeowners to provide the Association with basic lease terms and contact information for every person who resides in the community under a lease. The Board is still reviewing the policy and will discuss and review with homeowners at the next open board meeting.

Deed Enforcement & Fining Policy – Leo Feldman reminded homeowners that the new policy became effective June 1, 2022, and stated that the Board approved 15-deed violations to be cited and fined.

Lower Speed Limit in Community- Leo reported that the County determined that all the streets in the community are eligible for the speed limit to be lowered to 20 miles per hour, but it requires 51% of residents, or 300 signatures on a petition. Leo stated that he could send emails with the petition to homeowners who have already provided their email address to the Board, but homeowners who want the speed limit lowered must volunteer to canvass the community to collect the remaining signatures. Leo asked for feedback and several homeowners said they were not in favor of lowering the speed limit. Leo stated that the Board doesn't endorse the petition and nobody has to sign it. Leo said that the Board could facilitate the process for homeowners who do want the speed limit lowered, and it's up to every individual owner whether or not they sign the petition. A motion was made by Leo Feldman, seconded by Regina Wall, and it was unanimously agreed to email the petition to homeowners who have provided their email address to the Board.

Common Area Improvements – Leo Feldman reported that most of the common area aluminum fence panels, except for those on Round Up, had been re-painted. Leo also reported that he is soliciting bids for re-plastering both the wader pool and main swimming pool. Beant Lamba volunteered to review the common area brick walls and report back to the Board about where repairs are needed.

Community Garage Sale – The garage sale is scheduled for October 21-23, 2022. Jacquie Landry stated that she is getting signs ready to set out for the event.

New Business:

2023 Budget Draft- Jane Godwin reviewed the 2023 budget. A motion was made by Leo Feldman, seconded by Jacquie Landry, and it was agreed to approve the budget as presented with no increase in the 2023 annual assessment.

Standby Generator Policy – The Board just received the policy and will discuss at next month's board meeting.

Upcoming Board Meeting Dates (via Zoom) – Leo Feldman announced that there will be a meeting on October 25, 2022, and the final meeting of the year will be held on November 29, 2022.

Newsletter – Leo Feldman announced that the October newsletter will be posted on the website in early October.

Open Forum: The Open Forum session is the time that the owners can address the Board of Directors. Each meeting the Willow Pointe Board of Directors provide up to a thirty (30) minute session where each owner has up to three (3) minutes to express themselves, ask questions, and make suggestions. No owners addressed the Board during the Open Forum.

Adjournment: With no further business to discuss, a motion was made by Leo Feldman seconded by Regina Wall, and it was unanimously decided to adjourn the meeting at 8:05 p.m.