

Willow Pointe Homeowners Association, Inc.

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

Board of Directors Meeting Via Zoom October 25, 2022, at 7:00 p.m.

MINUTES

Board of Directors:

Present

Leo Feldman – President
Beant Lamba – Vice President
Regina Wall – Secretary

Absent:

Jacquie Landry – Treasurer

Management Company:

Carlos Mata – Randall Management
Jane Godwin – Randall Management

Call to Order: With a Quorum present the meeting was called to order at 7:07 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 Leo Feldman seconded by Regina Wall, and it was agreed to approve the agenda as presented.

Rules of the Meeting: Leo Feldman read the rules of the meeting to all homeowners attending the meeting.

Approval of previous meeting minutes – The minutes from the September 27, 2022, Board Meeting were reviewed. A motion was made by Leo Feldman, seconded by Beant Lamba, and it was unanimously agreed to approve the minutes from September 27, 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 September 30, 2022. A motion was made by Leo Feldman, seconded by Regina Wall, and it was unanimously agreed to approve all the September 30, 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: forty-four (44) first letters, twelve (12) second letters, seven (7) third letters and fifteen (15) 4th letters were mailed because of the property inspection, and four (4) violations were corrected over the past month.

Pending Legal – Carlos Mata reported that there were five (5) accounts in collection, four (4) payment plans and three (3) accounts in litigation. Five (5) files were closed with the attorney.

Committee Reports:

Modifications Committee/ARC – Regina Wall reported that eight (8) new applications have been received; four (4) applications were approved; and five (5) applications are pending while the committee waits for homeowners to reply with more information.

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 deputies have issued more warnings and citations and reminded homeowners to report illegally parked or abandoned cars to the HCSO. Leo reported that the Board is waiting for Harris County Precinct 3 to complete the comprehensive traffic study to see what actions the County can take to address traffic flow and street parking on Trail Ridge Drive and Pony Express Road. *(continued)*

Leo reminded those attending the meeting that all the streets in Willow Pointe are public streets operated and maintained by Harris County and per the County's traffic engineer, the HOA cannot install traffic signs, mirrors and other devices, or paint the curbs red. Next, Leo discussed the MUD bond proposal to improve parks and trails in the district, the MUD tax rate, and reminded everyone that the MUD taxes pay for trash pick-up, recycling and the HCSO Patrol Contract. Finally, Leo reminded everyone to vote in the upcoming election.

Recreation and Social Committee – Leo Feldman reported that the National Night Out event was very successful due to all the volunteers' planning and participation. The Committee is also planning a Winter Wonderland event to be announced later.

Landscape Committee – Leo Feldman reported that the seasonal color will be installed as soon as more varieties of flowers become available. Leo reported that he is repairing more sprinklers and believes some of the damage may have been caused by the mowing crews running over the sprinklers.

Unfinished Business:

Leasing Policy – A new Leasing Policy was presented to all homeowners attending the meeting. A motion was made by Leo Feldman, seconded by Regina Wall and it was unanimously agreed to adopt the new Leasing Policy as presented.

Standby Generator Policy – A new Standby Generator Policy was presented to all homeowners attending the meeting. A motion was made by Leo Feldman, seconded by Beant Lamba, and it was unanimously agreed to adopt the new Standby Generator Policy as presented.

Petition to Lower Speed Limit - Leo reported that the County determined all the streets in Willow Pointe are eligible for the speed limit to be lowered to 20 MPH but it requires 300 residents to sign a petition. Leo stated that he could email all the homeowners in the Board's contact list, but said that the Board is not going to canvass the community for signatures. Leo encouraged owners that want the speed limit lowered to volunteer and canvass the community by going door-to-door to gather 300 signatures. Leo asked for owners interested in volunteering to email the Board for more information.

Common Area Improvements – Beant Lamba volunteered to review the common area brick walls and report which ones needed to be repaired. Leo Feldman reported that both swimming pools need to be re-plastered. Leo also reported that some trees need to be trimmed in the near future.

New Business:

Financial Institutions - Leo Feldman reported that he is communicating with the financial institutions in order to get a better rate of return on the operating and reserve money market accounts.

Upcoming Board Meeting Dates – Leo Feldman announced that the final meeting of 2022 will be held on November 29, 2022.

Newsletter – Leo Feldman announced that the October newsletter is posted on the website.

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. A homeowner inquired about how the Board determines when new policies need to be revised or created.

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 7:39 p.m.