

Willow Pointe Homeowners Association, Inc.

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

Board of Directors Meeting Via Zoom December 12, 2023, at 7:00 p.m.

MINUTES

Board of Directors:

Present

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

Absent:

Management Company

Venecia Perez – Randall Management
Jane Godwin – Randall Management

Call to Order: With a Quorum present the meeting was called to order at 7:11 p.m.

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

Adoption of Agenda: The agenda was reviewed, and a motion was made by Leo Feldman, seconded by Jacquie Landry, and it was unanimously 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 October 27, 2023, meeting were reviewed. A motion was made by Leo Feldman, seconded by Beant S. Lamba, and it was unanimously agreed to approve the minutes from October 27, 2023, as presented.

Ratification of Decisions made since the last Board Meeting –

- A. Approved repairs to 2-separate irrigation system valves on Round Up Lane and allocated a total of \$600 for parts and labor.
- B. Approved installation of posts and solar lights on the south side of Round Up Lane in front of the entrance monuments and allocated a total of \$350 for parts and installation.
- C. Approved repairs to the rotting and damaged pergola next to the wader pool (no new funds were allocated except for \$70 for lumber, paint and hurricane straps).

There was a motion by Leo Feldman and seconded by Jacquie Landry and it was unanimously agreed to approve the mentioned ratifications made in between meetings.

Management-Administrative Report:

Administrative – Venecia Perez reported that in the pending legal action report, there were eleven (11) accounts in Collections, one (1) in Litigation, one (1) Agreed Judgement, and three (3) accounts Closed.

Financial Report – Jane Godwin reviewed the financial statement for the month ending November 30, 2023, motion was made by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to approve the November 30, 2023, financial report as presented.

Deed Restrictions – Venecia Perez reported the deed violations. The letter count is as follows: one hundred and thirty-two (132) violation letters were sent, and fifty-two (52) violations were corrected.

Committee Reports:

- A. Modifications Committee/ARC** – Cheri Zimmerman, Volunteer Assistant, reported that 9 new applications were received since the last BOD meeting; 12 applications were approved; 5 applications were denied; 0 applications are pending. There is a new committee member, Sal Dominguez, but there is still no chairman.
- B. Safety Awareness & County Liaison** – Leo Feldman reported that the committee has been inactive for years, he will be handling it until December and Jacquie Landry will be taking over in January 2024. The Harris County Sheriff's Office Reports are all posted on the Willow Pointe website. Remember the HOA is not a law enforcement agency and cannot enforce street parking. Illegally parked vehicles need to be reported to the non-emergency number.

The MUD operator was busy doing maintenance and repairs in Willow Pointe, mostly water lines due to EZ Fiber damaging them. They have repaired concrete and sidewalks.

Harris County Precinct 3 cleaned the streets and repaired several curbs since the last board meeting. They also trimmed trees and lifted canopies along Round Up. A work order was submitted to remark or restripe the spine streets within Willow Pointe. The traffic engineer called Leo Feldman last week and informed him that the county doesn't mark the lanes or paint stripes on two lane roads in the subdivisions. The only places the county will restripe are at Willow Crossing and Round Up, and Trail Ridge from Jones Road ending at Trail Ridge. It may take up to 3 months to schedule and complete the work.

Center Point had a crew trimming trees around the powerlines on the easements last month and they also repaired underground lines that operate some of the streetlights on Pony Express across the pool.
- C. Recreation and Social Committee** – Jacquie Landry reported that Winter Wonderland Carnival did not take place. They will be planning a Spring Fling instead as soon as the weather warms up.
- D. Landscape Committee** – Leo Feldman stated that the committee still needs volunteers.

Unfinished Business:

- A. Ezee Fiber-** Leo Feldman reported that Ezee Fiber has finished the project in Willow Pointe and if they left anything unfinished at your property, homeowners need to contact Ezee Fiber. The contact information is on the Association website and in the last newsletter.
- B. Landscaping & Irrigation System-** Leo Feldman reported that there were a couple of valves & over a dozen sprinkler heads repaired. He will have an irrigator map the entire irrigation system and repair sprinkler heads that are not pointing in the right direction. Ezee Fiber replaced grass on Round Up Lane where their machines tore up the sod, and they repaired several underground valves. Leo said he is also working with Ezee Fiber to replace some of the jasmine on Pony Express Road. Leo planted a test patch of new ground cover on Willow Crossing near Sable Trail. At the playground, Leo secured the climbing wall and treated for ants. He asked the landscaper to keep an eye out for ants at the playground and along sidewalks.
- C. Electrical Repairs and Lights-** Leo Feldman reported that two of the monuments by the entrance do not have lights because the wires are not working. He plans to place solar lights on the monuments.
- D. Kiddie Mulch for Playground-** Leo Feldman reported that he found someone to pick up and install the mulch at the playground. There was a motion by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to allocate \$300 for the kiddie mulch.

New Business:

- A. Flags to Display at Community Entrance Medians-** Leo Feldman reported that 2-of-the-3 flags were stolen on Veteran's Day. There was a motion by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to allocate \$200 to purchase new flags.
- B. 2024 Pool Season-** Leo Feldman asked for volunteers to handle the pool.
- C. 2024 Board Meetings-** The next board meeting is scheduled for Tuesday January 23, 2024.

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 provides up to a thirty (30) minute session where each owner has up to three (3) minutes to express themselves, ask questions, and make suggestions. Some of the topics were ground cover at Trail Ridge and Elm Knoll, dead/dying crepe myrtle tree by the pool, pool parking lot restriping, and caulking of the pool deck.

Adjournment: With no further business to discuss, a motion was made by Leo Feldman seconded by Jacquie Landry, and it was unanimously decided to adjourn the meeting at 7:32 p.m.