

# ***Willow Pointe Homeowners Association, Inc.***

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

## **Board of Directors Meeting Via Zoom November 7, 2024, 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:**

Eugenia Lozovanu -Director at Large

#### **Management Company**

Venecia Perez – Randall Management  
Jane Godwin – Randall Management

**Call to Order:** With a Quorum present the meeting was called to order at 7:00 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 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. Please hold any questions or comments that you might have and be prepared to address the Board of Directors and Randall Management during the Open Forum. Some items that pertain only to your property may need to be addressed in the Executive Session.

**Approval of Previous Meeting Minutes –** Minutes from the September 30, 2024, 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 30, 2024, as presented.

#### **Ratification of Decisions made since the last Board Meeting –**

- Approved 2-invoices from the brick repair/restoration contractor totaling \$3,450 to repair/restore and lift panels and columns on Willow Crossing Drive (1) directly across from the community pool and (2) at Cottonwood Bend Court.
- Approved invoice to contractor for \$500 for (1) replacing underground valve, drip lines and sprinkler heads on Pony Express between Rio Bravo and Elm Meadow, and (2) cutting down the dead tree next to the playground.

#### **Management-Administrative Report:**

**Administrative –** Venecia Perez reported that in the pending legal action report, there were (9) accounts in collections, (0) deed, (7) payment plans, (1) litigation, (0) bankruptcy, and (15) closed accounts.

**Financial Report –** Jane Godwin reviewed the financial statement for the month ending October 31, 2024. A motion was made by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to approve the October 31, 2024, financial report as presented.

**Deed Restrictions –** Venecia Perez reported the deed violations. The letter count is as follows: one hundred and fifty-five (155) violation letters were mailed, and sixty-three (63) violations were corrected.

#### **Committee Reports:**

- A. Modifications Committee/ARC –** Leo Feldman reported that the Board appointed Joni Rapier as the new committee chairperson. The ARC held a zoom meeting on October 17, 2024, where committee members voted on pending applications; reviewed and discussed the application review process, variances and the revised application form. Since the last board meeting in September, ten (10) new ARC applications were submitted, seventeen (17) applications were approved, two (2) applications were denied, and eight (8) applications are pending while waiting for additional information from homeowners.

- B. Safety Awareness & County Liaison** – Leo Feldman reported that there are no active committee members. The monthly HCSO Patrol Contract reports are posted on the Association’s website. Per Deputy Taylor, there is nothing significant to report in Willow Pointe. Leo stated that the biggest problems he’s aware of are cars speeding through the subdivision and street parking. Since school started, deputies have been issuing more tickets for running stop signs.
- C. Recreation and Social Committee** – Jacquie Landry reported that the committee is discussing whether to hold a Spring Fling instead of a Winter Wonderland event since the winter event seems to conflict with people’s plans/holidays.
- D. Landscape Committee** – Leo Feldman reported that there are no members on this committee, and that there will be no report until there are homeowners serving on the committee.

**Unfinished Business:**

- A. 2025 Annual Assessment** - Leo Feldman reported that the Board approved the 2025 budget and 2025 annual assessment at the September 30<sup>th</sup> open board meeting. For the fourth year in a row, the annual assessment will remain at \$499 per lot. The assessment is due January 1, 2025, and delinquent February 1, 2025.
- B. Proposed Security Cameras to be installed by West Harris County MUD No. 10** – Leo Feldman reported that at the September 30<sup>th</sup> meeting, he advised homeowners that West Harris County MUD No. 10 proposed installing security cameras within the district. The intent of camera placement is to cover the MUD’s water and sewage treatment plants as well as key access intersections for their three subdivisions in MUD #10. The two (2) locations proposed for camera placement in Willow Pointe are at the Jones Road entrance on the Trail Ridge Drive median, and next to the entrance monument on the north side of Round Up at Willow Crossing Drive. The MUD is going to pay for the cameras, installation and maintenance, and WPHOA will pay for the electricity for the 2-cameras in Willow Pointe plus basic signage. Leo said that the Board would share more information after the MUD sends their detailed plans.
- C. Common Area Masonry-Brick Wall and Column Repair** - Leo Feldman stated that the HOA is responsible for the maintenance of more than 200-brick panels and columns plus the 6-entrance monuments in Willow Pointe. The Board has allocated \$20,000 for brick repairs to be paid from the HOA’s reserve funds, and the first 5-areas have been completed for a little more than \$10,000 of the \$20,000 allocated.
- D. Electrical Repairs at Round Up Lane and Willow Crossing Drive** - Leo Feldman reported that after dealing with Ezee Fiber for almost a year, they no longer take his calls. Leo has called 811 several times to come out and mark all the electrical lines but there has been a backlog at Center Point since the hurricane in July. Other utility companies have come out but even AT&T did not mark all their lines. Leo stated that one vendor tried to find the underground wires with a wire and cable locator, but the wires disappeared somewhere under Willow Crossing Drive. At the September 30<sup>th</sup> board meeting, the Board allocated \$1,000 to install two, 12v solar powered lights mounted on poles to light up the monuments on Willow Crossing. Leo said that the solar powered lights would be ordered at the end of November.
- E. Landscaping: Seasonal Flowers, Sprinkler Repairs, Common Area Tree Trimming & Tree Removal** - Leo Feldman reported that the seasonal flowers will be installed on Tuesday November 12<sup>th</sup>. The landscape vendor has been trimming the tree canopies in the common areas since last weekend. Leo stated that he worked with the irrigation specialist to repair an underground sprinkler valve on Willow Crossing, laid new drip irrigation, and replaced some sprinkler heads. Leo said they also cut down a dead crepe myrtle at the playground, and that there are more dead or diseased trees off Trail Ridge Drive near the funeral home. Leo made a motion to allocate \$3,000 to cut down dead trees and haul away the debris, the motion was seconded by Regina Wall, and it was unanimously agreed to allocate \$3,000 for cutting down trees and hauling away the debris.
- F. USPS Cluster Mailboxes** - Jacquie Landry reported that one of the mail carriers (Stephanie) reached out about repairing or replacing damaged USPS cluster mailboxes in the community. Jacquie also spoke with a USPS supervisor and informed them that requests and specifications about repairing or replacing USPS cluster mailboxes must be made in writing.

**New Business:** Leo Feldman stated there was no new business to discuss.

**Open Forum:** The Open Forum session is the time that the owners can address the Board of Directors. Each meeting, the Willow Pointe HOA’s 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 discussed were: inspection of landscaping in the common areas; pool furniture storage; power washing the pool parking lot; mailbox vandalism; and trimming trees in the common areas.

**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 7:24 p.m.