

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

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

## **Board of Directors Meeting Via Zoom September 30, 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 7:01 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 under the Open Forum Section which is listed below on this agenda. Some items that pertain only to your unit may need to be addressed in the Executive Session.

**Approval of Previous Meeting Minutes –** The Minutes from the March 28, 2024, meeting was reviewed. A motion was made by Leo Feldman, seconded by Regina Wall, and it was unanimously agreed to approve the Minutes from March 28, 2024, as presented.

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

- Approved \$1,300.00 invoice from brick repair/restoration contractor to repair/restore and lift 2-panels and 1-column on Willow Crossing Drive across from the community pool.
- Appointed Chairman to the Modifications Committee (“ARC”).
- Approved ARC Application Processing fee of \$25 on the 3<sup>rd</sup> submission for the same project previously declined twice.

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

**Administrative –** Venecia Perez reported that in the legal status report, there were (25) accounts in collections, (1) deed, (0) payment plans, (1) litigation, (0) bankruptcy, and (4) closed files.

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

**Deed Restriction Violations –** Venecia Perez reported that 154-deed violation letters were mailed and 59-deed violations were corrected.

#### **Committee Reports:**

- A. Modifications Committee/ARC –** Leo Feldman reported that there are 16-pending ARC applications.

- B. Safety Awareness & County Liaison Committee** – Leo Feldman reported there are no active committee members. The monthly Sheriff's Office Patrol Reports are posted to the *willowpointe.org* website. He gave a reminder to lock vehicle doors and not leave any valuables in the vehicles. Leo also reminded everyone that the HOA does not own the streets and cannot issue tickets or have vehicles towed: Homeowners must call HCSO to report abandoned or suspicious vehicles. Leo also reported that patrol deputies have spent more time on traffic initiatives and issuing tickets for vehicles running stop signs since school started. Next, Leo reported that Harris County Precinct 3 has installed a lot of new street signs in the subdivision but the County won't approve additional traffic calming measures or new stop signs at this time, so please drive carefully and observe the traffic signs. Finally, Leo stated that the North Harris County Regional Water Authority (NHCRWA) just voted to reduce surface water rates from \$4.05 per 1000 gallons to \$3.05 per 1000 gallons, and reduced the ground water pumpage fee from \$3.60 per 1000 gallons to \$2.60 per 1000 gallons. The rate cuts go into effect October 1<sup>st</sup> and homeowners should see this reflected on the October water bills.
- C. Recreation and Social Committee** – Leo Feldman reported that the committee chair resigned and the NNO community event was canceled because committee members had other commitments on that date. Jacquie Landry informed the homeowners that the committee was planning a fall community event and they need volunteers to serve on the committee and help with the fall event.
- D. Landscape Committee** – Leo Feldman reported that there is no committee and that until such time as there are active members, there won't be a committee report.

#### Unfinished Business:

- A. Board of Director Appointments** - There was a motion by Jacquie Landry and seconded by Beant Lamba and it was unanimously agreed to keep the current directors' titles as is and bestow the title of Director at Large to Eugenia Lozovanu.
- B. Status of Second Amended By-Laws of the Association** - Leo Feldman reported the Second Amended By-Laws did not pass, but a lot of what was in the document is already in practice since the Texas Legislature's statues supersede anything in our documents. Leo stated it would have been nice to have a clean, amended document, but not having it doesn't really change how the Association operates, and maybe a future Board will have better luck in getting all the ballots or signatures needed.
- C. Electrical Repairs at Round Up Lane and Willow Crossing Drive** - Leo Feldman reported that he has called 811 several times to mark the utilities on all 4-corners, but there's been a backlog at CenterPoint since the hurricane in July. Ezee Fiber swore they would fix the problem, but they are no longer taking his calls. One of the HOA's contractors tried to find the underground wires with a wire and cable locator, but the wires disappeared under Willow Crossing Drive. Leo said that rewiring would cost thousands of dollars and recommended going solar instead. Leo suggested installing two (2) solar-powered lights (12v lights) mounted on poles which would cost about \$600. There was a motion by Leo Feldman, seconded by Beant Lamba, and it was unanimously agreed to allocate \$1000 to install two (2) solar-powered lights for the monuments on the south side of Round Up Lane at Willow Crossing Drive.
- D. Landscape Contract-** Leo Feldman reported that the Board renewed the landscape contract with Yellowstone in June and it included a 3% increase for the annual contract amount. Seasonal flowers will be installed at the end of October, and Yellowstone is also trimming the canopies of trees in the common areas during their regular maintenance visits. Jacquie Landry reported that school bus drivers complained to her about trees that need to be trimmed and she will send Leo the locations so he can inform Yellowstone to trim those trees. Next, Leo reported that many sprinklers have been damaged after people display bandit signs directly into the sprinkler lines so he and the irrigation specialist are repairing more sprinklers. Leo also reported that there are more dead trees that need to be removed from the common areas on Trail Ridge Drive near Jones Road. There was a motion by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to allocate \$3,000 to remove the dead trees and haul away the debris.
- E. Common Area Masonry-Brick Wall and Column Repairs** – Leo Feldman reported that the Board previously allocated \$10,000 to begin repairing and restoring the common area walls on the spine streets. Leo informed those present that the HOA is responsible for the maintenance of more than 200-brick panels and columns plus the six (6) entrance monuments in Willow Pointe. The first areas repaired are located at (1) the south side of Round Up near Tallowbend Court, (2) the northeast corner of Willow Crossing Drive and Round Up, (3) the south side of Trail Ridge Drive near the corner of Elm Knoll Trail, and (4) Willow Crossing Drive across from the community pool. The next section scheduled for restoration is on Willow Crossing Drive and Cottonwood Bend Court. Leo said that \$7,000 of the \$10,000 allocated has been spent, and there are more walls to repair. There was a motion by Leo Feldman and seconded by Jacquie Landry and it was unanimously agreed to allocate an additional \$10,000 for brick restoration and repairs.

- F. **USPS Mailbox Cluster Units** - Leo Feldman reported that the repair or replacement of specific plastic mailbox cluster units is on hold.

**New Business:**

- A. **2025 Annual Budget** - Jane Godwin displayed the budget spreadsheet and explained the line items that had an increase or decrease in the 2025 budget. There was a motion by Jacquie Landry and seconded by Beant Lamba and it was unanimously agreed to approve the 2025 budget as presented and to set the annual assessment the same as last year.
- B. **2025 Annual Assessment** - The 2025 annual assessment will remain at \$499/year per homeowner.
- C. **Proposed Security Cameras to be installed by West Harris County MUD No. 10** - Leo Feldman stated that he received an email from Ron Palencia a few weeks ago stating the MUD is looking to install a few security cameras within the district. The intent of the placement of cameras is to cover the MUD's water and sewage treatment plants as well as key access intersections for their three subdivisions. One of the driving factors for placement is whether there is a nearby meter power source owned by the MUD or an HOA that can be used for the cameras because if there is not a power source available, the cost of the installation would go up significantly. The MUD will pay for cameras, installation and maintenance, and the HOA would be responsible for electricity and basic signage. The two (2) locations proposed for camera placement in Willow Pointe are at the Trail Ridge Drive & Jones Road entrance median and Willow Crossing at Round Up entrance. There was a motion by Leo Feldman, seconded by Jacquie Landry and it was unanimously agreed to allow West Harris County MUD No 10 to install cameras on the Trail Ridge Drive median near Jones Rd and on the northeast corner of Willow Crossing Drive and Round Up Lane, and that the Association would pay for electricity and basic signage.
- D. **Common Area Tree Removal** – Leo Feldman reported that several more trees on Trail Ridge Drive near Jones Road have died and need to be cut down. There was a motion by Leo Feldman, seconded by Regina Wall, and it was unanimously agreed to allocate \$3,000 for tree removal and hauling away the debris.
- E. **Community Garage Sale: October 18-20, 2024** - Leo Feldman reported that the community garage sale will be held October 18-20, the same weekend as Winchester Country's community garage sale.
- F. **Last Open Board Meeting of 2024** - The next meeting will be held on November 7, 2024, via Zoom.

**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 discussed were short-term rental homes, landscape maintenance, and xeriscaping.

**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 7:56 p.m.