

Willow Pointe Homeowners Association, Inc.

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Willow Pointe Homeowners Association Minutes of the Annual Meeting Tuesday, September 29, 2020

PRESENT:

A Quorum of Owners

Fifty nine (59) owners were present or represented by Absentee Ballot

Board of Directors

Present:

Steve Mueller, Treasurer
Carol J. Adams, Director
Claude Smith, Secretary

Absent:

Scott Ward, President
Cyndi McDonald, Vice-President

Management Company

Carlos Mata, Manager
Jane Godwin, Randall Management, Inc.
Dee Jarvis, Assistant Manager

CALL TO ORDER:

With a quorum present, Jane Godwin called the 2020 Annual Meeting to order at 7:27 p.m. The meeting was held virtually due to Covid19 on the Zoom program.

ADOPTION OF THE AGENDA:

A motion was made, seconded, and it was unanimously agreed to adopt the agenda as presented.

ROLL CALL:

Per Article XI, Section 11.4 of the Bylaws, at least 10% or over 58 of the owners must be in attendance or represented by proxy. The management company certified that an official quorum was in attendance with fifty nine (59) lot owners represented by mail in absentee ballot.

WELCOME & INTRODUCTIONS:

Jane Godwin welcomed the owners to the meeting. The Willow Pointe Board of Directors and the management company were then introduced.

APPROVAL OF THE MINUTES:

Minutes of the 2019 Annual Meeting were reviewed. A motion was made, seconded, and it was unanimously decided to adopt the 2019 minutes as presented.

COMMITTEE REPORTS:

Modification- Randall Management approves "standard" ACC Applications such as re-roofing of homes with pre-approved shingle colors. Also, Ivan Sue reminded all homeowners to submit a copy of their plat survey with their ACC Application and identify the location of the installation on the plat.

Deed Restrictions- Steve Mueller informed the owners that the community is inspected twice a month. He explained that no one likes to receive a deed letter, but the letters are a necessary component in maintaining the property values in the community. He requested that all owners address their violations as quickly as possible and communicate the status of the repairs to the Board and the Management Company. Any homeowner who wants to report a violation can do so by contacting the Management Company.

Landscaping- Paul Morgan presented the Landscape Committee reported that due to the Coronavirus the landscape committee has not met but it is made up of three members.

Newsletter- Jane Godwin informed everyone present that a quarterly newsletter is mailed to all homeowners and usually when there's other mail outs. Jane encouraged all present to send articles for the newsletter
Website- A new website has been initiated and is still in the process of being updated.

OFFICER REPORTS

President's Report – State of the Association

Steve Mueller presented the President's Report.

Steve Mueller read a list of 2019 accomplishment and 2020 goals.

TREASURERS REPORT – Financial and Budget Report:

Jane Godwin presented the Treasurer's Report.

Jane Godwin presented a detailed review of the financial state of Willow Pointe. The financial portion of the meeting package included the audited 2019 Financial Statement. A bar chart was included to illustrate the actual expenses versus the budget. A year to date financial statement as of August 31, 2020 was included in the presentation along with a bar chart to illustrate the actual expenses versus the budget. A motion was made, seconded and it was unanimously decided to approve the financials as presented.

ELECTIONS OF DIRECTORS:

As Dee Jarvis read the results Steve Mueller announced that he'd just spoken to Scott Ward and that he'd resigned. A motion was made by Kelley Redmon, seconded by Diana Castillo and it was unanimously agreed to reconvene the election via zoom. It was requested that all candidates provide bios.

NEW BUSINESS – No new business was discussed.

UNFINISHED BUSINESS – The Canvass for the electronic signs was read in favor of NOT re-installing it. After a lengthy discussion a motion was made by Carol Adams, seconded by Angela Cameron and it was unanimously agreed to accept a \$4,000.00 offer that was announced by Steve Mueller.

OPEN FORUM:

Open forum is when homeowner are given time to address the Board in an open session. Some of the items discussed were volunteering, tree trimming, mowing the common areas, 2021 assessment and the playground equipment

RECESS: With no further business to discuss, a motion was made, seconded, adjourn the meeting at 9:27 p.m. and reconvene at a later date.