

Willow Pointe Homeowners Association, Inc.

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

Board of Directors Special Open Meeting Via Zoom October 27, 2021

MINUTES

Board of Directors:

Present

Leo Feldman – President
Raissa Conwell – Vice President
Regina Wall – Secretary
Jacquie Landry – Treasurer

Absent:

Management Company:

Jane Godwin – Randall Management

Call to Order:

With a Quorum present the meeting was called to order at 6:31 p.m.

Establish Quorum – Roll Call:

With a majority of the Board of Directors present, the quorum was established.

Guests: No guests were present.

Adoption of Agenda:

The agenda was reviewed, and a motion was made by Raissa Conwell, seconded by Leo Feldman, and it was agreed to approve the agenda as presented.

Rules of the Meeting: Jane Godwin read the rules of the meeting to all homeowners attending the meeting. Jane stated that this is a Special Open Board Meeting and there is no Open Forum session; however, homeowners were told that an Open Forum session will be held at the next Open Board Meeting, scheduled for November 16, 2021 at 6:30 p.m. via Zoom.

Proposed Annual Budget for 2022: The 2022 Annual Budget was presented in great detail by Jane Godwin. There was discussion among the Board about the actual 2021 expenditures, potential expenses for 2022, where costs can be reduced, allowing the reserve fund to be maximized. Several revisions will be made to the proposed budget and the final budget will be presented for Board approval at the next regularly scheduled Open Board Meeting on November 16, 2021. Also, Leo Feldman said he is researching banks and credit unions that may pay a higher yield than the current reserve fund account that only pays .05% interest. He will update the Board at a later time with his findings.

Annual Assessment for 2022: Leo Feldman stated that the annual assessment has not been raised since 2016, even though operating costs have increased each year. Leo also stated that the reserve fund is too low and said it's important to keep adequate funds available for use. The Board discussed the possibility of raising the assessment between 3-5% but won't make any decision until the 2022 Budget is finalized and approved.

New Legislation Resolutions:

Jane Godwin explained in detail the status of action items and governing documents that needed revisions due to the new Senate Bill 1588 that resulted in additions and modifications to the Texas Property Code. Jane briefly discussed each of the following new legislation resolutions:

- A. Management Certificate
- B. Collection Policy
- C. Supplemental Deed Policy
- D. Covenant Enforcement and Hearing Policy
- E. Bidding Policy
- F. Secretary Certificate

After Jane finished discussing each of the documents, a motion was made by Leo Feldman, seconded by Raissa Conwell, and it was unanimously agreed to approve all of the documents as presented for signature and to be filed of record. Leo said that the recorded documents will be posted on the website after they are filed with the County.

Adjournment:

With no further business to discuss, a motion was made by Jacquie Landry seconded by Leo Feldman, and it was unanimously decided to adjourn the meeting at 7:45 p.m.