

Willowlake Homeowners Association, Inc.

c/o Randall Management 6200 Savoy, Suite 420, Houston, Texas 77036 (713) 728-1126

Board of Directors Meeting April 5, 2022

MINUTES

The Willowlake Homeowners Association, Inc., Board of Directors met for the monthly meeting of the Homeowners Association. This meeting was conducted via Zoom.

Board of Directors:

Present:

David Wilkins, Secretary
Lynn Burch, Vice President
Ronnie LaPaglia, Director
Joseph Guarnuccio, Director

Absent:

Annette Rathgeber, President

Management Company:

Carlos Mata, Property Manager
Jane Godwin, Randall Management

Establish Quorum – Roll Call:

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

Call to Order:

With a quorum of Board members present, the Board Meeting was called to order at 7:00 p.m.

Adoption of Agenda:

The agenda was reviewed, and a motion was made by David Wilkins, seconded by Ronnie LaPaglia, and it was unanimously agreed to approve the agenda as presented.

Approval of the Minutes: March 1, 2022, Board Meeting minutes were reviewed. A motion was made by Lynn Burch, seconded by Joe Guarnaccio, and it was unanimously agreed to approve the March 1, 2022, Minutes as presented.

Financials – The March 31, 2022, financials were reviewed in detail. A motion was made by Ronnie LaPaglia, seconded by David Wilkins and it was unanimously agreed to approve the March 31, 2022, financials as presented.

Ratification of decisions made between meetings – There were no decisions made between meetings

Management Report

Deed Restrictions - Carlos Mata reported that there were thirty-three (33) 1st letters, four (4) second letters, three (3) 3rd letters and sixty-seven (67) corrected violations.

Pending Legal Action – Carlos Mata stated that there were five (5) collection and two (2) payment plan with the attorney.

Committee Reports

Website www.ourwillowlake.com – David Wilkins reported that the site needed updating.

Yard of the Month – Will begin in the spring.

Park – There are some lighting issues around the lake and at the Gazebo. The Board asked that the two be taken care of when the electrician comes out.

Social/Pool – The Board agreed to open the pool on May 1, 2022, and have a pool party on May 7, 2022.

Unfinished Business – No unfinished business was discussed.

New Business

Landscape Maintenance Contract Renewal – The board asked Carlos to email them the 3-year contract.

Plant Installation – David Wilkins would like to meet with Ernesto to discuss the planting.

Resealing Pool deck – A proposal from Pools by Dallas was presented. A motion was made by David Wilkins, seconded by Ronnie LaPaglia and it was unanimously approved in the amount of \$6,170.25

Power washing deck, walls, and furniture at the pool – A motion was made by David Wilkins, seconded by Lynn Burch and it was unanimously approved in the amount of \$575.00.

Power washing playground equipment – A motion was made by David Wilkins, seconded by Joe Guarnaccio and it was unanimously approved in the amount of \$150.00

Mosquito Control 3 yr. contract – A motion was made by David Wilkins, seconded by Lynn Burch and it was unanimously approved.

Shred Day – Alejandro Paredes addressed the Board about coordinating a shred day in the community on April 30, 2022, at the lake parking lot. He will get all the details and get back to the Board.

Ice Cream truck proposal – A proposal for the ice cream truck for the pool party was presented. A motion was made by David Wilkinson and seconded by Lynn Burch, and it was unanimously approved in the amount of \$649.50.

Open Forum:

The Open Forum is the time that owners can address the Board of Directors. Each month the Willowlake Board of Directors provides owners up to five (5) minutes to express themselves, ask questions, and make suggestions. Some of the topics discussed were mailbox slab, new tree and SEAL security.

Adjournment:

With no further business to discuss, a motion was made by Lynn Burch, seconded by Joe Guarnaccio, and it was unanimously agreed to adjourn the meeting at 8:01 p.m.