

Willowlake Homeowners Association, Inc.

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Willowlake Homeowners Association, Inc. Minutes of the Annual Meeting October 27, 2022, at 7:00 p.m.

PRESENT:

A Quorum of Owners

A Quorum was achieved with a total of 56 homeowner were present at annual meeting or represented by proxy.

Board of Directors – Present

David Wilkins, Secretary
Joe Guarnaccio, Treasurer
Lynn Burch, Vice President

Absent

Ronnie LaPaglia, Director
Annette Rathgeber, President

Management Company

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

CALL TO ORDER:

Carlos Mata called the Meeting to order at 7:01 p.m. The meeting was held virtually via Zoom.

ADOPTION OF THE AGENDA:

A motion was made by David Wilkins, seconded by Lynn Burch, and it was unanimously decided to adopt the agenda as presented.

ROLL CALL:

Per Article XI, Section 11.4 of the Bylaws, at least 10% or over 51 of the owners must be in attendance or represented by absentee ballot. Dee Jarvis with Randall Management certified that a quorum was in attendance with 56 homeowners present or by absentee ballot.

WELCOME & INTRODUCTIONS:

David Wilkins welcomed the owners to the meeting. Each Board member introduced themselves. Randall Management also introduced themselves.

APPROVAL OF THE MINUTES:

Minutes of the 2021 Annual Meeting were presented a motion was made by Lynn Burch, seconded by David Wilkins and it was unanimously agreed to approve the 2021 Annual Meeting minutes as amended.

OFFICER AND COMMITTEE REPORTS:

President's Report – State of the Association

David Wilkins reported on accomplishments over the past year.

David Wilkins reported on numerous things that had been accomplished during 2021 and 2022. Some of the items

1. New Key card system at pool
2. New landscaping at the pool entrance (hopefully the pool was cleaner this year)
3. Replaced all the old pool signs. (Up to code and now all the same color and font)
4. Replace mailbox pad on Branch Park with new ADA compliant accessible pad.
5. New Flock security camera at entrances.
6. Repaired the baseball backstop fence
7. Social Activities (Halloween trail, Pool party)
8. Sidewalk repairs
9. Tree trimming (removal of trees that died from freeze)
10. Replacing oleanders with Yaupon hollies.

Treasurer's Report – Financial and Budget Report:

Jane Godwin with Randall Management presented the Treasurer's Report.

Jane Godwin provided an overview of the financial status of the association. The financial portion of the meeting package included the audited 2021 financial statement which was reviewed, and a bar chart was included to illustrate the actual expenses verses the budget. A year-to-date financial statement as of September 30, 2022, was presented and a bar chart was included to illustrate the actual year to date expenses verses the budget.

The 2023 Budget was presented and reviewed. A motion was made, seconded and it was unanimously agreed to approve the financials as presented.

ELECTIONS RESULTS:

Dee Jarvis announced that Alejandro Paredes was elected to the Board of Directors.

UNFINISHED BUSINESS – There was no Unfinished Business discussed.

NEW BUSINESS – No new business was discussed.

General Discussion – Each owner was provided five (5) to ask questions, express concerns, and make suggestions. Some of the topics discussed were the upcoming Halloween Trail event, deed violations and sidewalk repair.

ADJOURNMENT:

With no further business to discuss, a motion was made by Lynn Burch, seconded by Joe Guarnaccio, and it was unanimously decided to adjourn the meeting at 7:46 p.m.