

# Willowlake Homeowners Association, Inc.

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

## Board of Directors Meeting Tuesday, September 5, 2023, at 7:00 pm 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, President  
Lynn Burch, Vice President  
Joseph Guarnuccio, Treasurer  
Alejandro Paredes, Secretary

#### Absent:

Ronnie LaPaglia, Director

### Management Company:

Jane Godwin, Randall Management  
Veni Perez, Property Manager

### 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 Lynn Burch, seconded by Alejandro Paredes, and it was unanimously agreed to approve the agenda as presented.

**Approval of the Minutes:** August 31, 2023, Board Meeting minutes were reviewed. A motion was made by Lynn Burch, seconded by David Wilkins, and it was unanimously agreed to approve the August 31, 2023, Minutes as presented.

### Ratification of decisions made between meetings-

- A. AQ Electric- Gazebo lights
- B. Pools by Dallas-Bulkhead repairs
- C. AceScapes- Tree removal
- D. Santoyo- Tree removal & Broken Branch
- E. Keeping Pool open until the last weekend of October.

There was a motion by Joseph Guarnuccio and seconded by Alejandro Paredes to approve the ratifications made between meetings.

**Financials** – August 31, 2023, financials were reviewed in detail. A motion was made by David Wilkins, seconded by Joseph Guarnuccio and it was unanimously agreed to approve the August 31, 2023, financials as presented.

## **Management Report**

**Deed Restrictions** – Venecia Perez reported that there were First letters (54), Second letters (15), Third letters (7) and Corrected Violations (74)

**Pending Legal Action** – Venecia Perez stated that there Deed (3), Collections (4), Payment Plans (5), Bankruptcy (0), and Litigation (2), closed (1)

## **Committee Reports**

**Website** [www.ourwillowlake.com](http://www.ourwillowlake.com) – Jack Bui was not present in the meeting. There was no new news to report.

**Yard of the Month** – Tammy reported that there are a lot of yards dying. She received a few complaints from Homeowners that there should not be yard of the month because of the heat wave. Jane Godwin suggested posting it on Facebook and the website which explains why there will not be a yard of the month for August. David Wilkins also suggested moving yard of the month to April through July. There was a suggestion to award the gift card in October for Halloween Home Decoration. There was a motion by Lynn Burch and seconded by Alejandro Paredes to defer yard of the month for August and offer a Halloween yard of the month instead.

**Social**– There was a motion by David Wilkins and seconded by Lynn Burch to approve \$650 to spend on the Halloween Party. David Wilkins will post about Yard of the Month and the Halloween Party on Facebook.

**Pool** – David Wilkins has no new news.

## **Unfinished Business –**

A. Lake fence & removal of spikes- David Wilkins reported that as the water level goes down, there are more spikes exposed. John Cruz has been instructed to go every two weeks to check for any new spikes.

## **New Business –**

A. Speed Limit- Joseph Guarnuccio reached out to the county in reference to the speed limit and speed bumps in Willowlake. He found out that we can lower the speed limit to 20mph but are not allowed to put speed bumps because the roads belong to the county. The county will assign someone from the sheriff's office and all speed limit signs will be paid for by Harris County. Scott McKenzie will take it upon himself to investigate the speedbumps and will have more information for us at the next meeting.

B. Apex Pool Access- David Wilkins reported that his pool card along with several other residents is not working. He is not satisfied with Apex service. Jane Godwin will investigate other vendors and systems.

## **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 with up to five (5) minutes to express themselves, ask questions, and make suggestions. Some of the topics were fence approvals, EZ Fiber, flock cameras, Facebook post and mailbox theft.

## **Adjournment:**

With no further business to discuss, a motion was made by David Wilkins, seconded by Alejandro Paredes, and it was unanimously agreed to adjourn the meeting at 8:33 p.m.