



**WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Wednesday, October 6, 2009**

MINUTES

The Willow Pointe Homeowners Association, Inc., Board of Directors met for the monthly meeting of the Homeowners Association at the Willow Pointe Pool located at 9919 Willow Crossing, Houston, TX 77084 at 6:30 p.m.

Board of Directors:

Present:

Scott Ward, President
Hollis Miles – Vice President
Judith Schwartz, Secretary-Treasurer
Brenda Jackson, Director at Large

Management Company:

Jane Godwin, Randall Management
Janet Bonura, Randall Management

Absent:

Greg Decker, Director at Large

Call to Order:

Scott Ward, President of the Willow Pointe Board of Directors, called the meeting to order at 7:23 p.m.

Establish Quorum – Roll Call:

With a majority of the Board of Directors present, the quorum was established. The Directors in attendance are listed above.

Adoption of Agenda:

The agenda was reviewed and a motion was made by Judith Schwartz, seconded by Brenda Jackson, and it was unanimously decided to approve the agenda as amended.

Open Forum:

The Board adjourned into executive session to discuss specific items concerning homeowners and their accounts.

Approval of the Minutes: September 2, 2009 Board of Directors Meeting and the Executive Session of the Board of Directors- The September 2, 2009 minutes were presented for review. A motion was made by Judith Schwartz, seconded by Brenda Jackson, and it was unanimously decided to approve the minutes as presented.

Committee Reports:

Modification Committee – Hollis Miles updated the Board on the ACC application activity since the last Board Meeting. He explained that everything was running pretty smoothly and gave the Board an update on recent ACC activity.

Newsletter Committee – Judith Schwartz discussed details of the current edition and Scott Ward was appointed to temporarily take over the editor position.

Web Report – Hollis presented a web update stating that he currently had thirteen owners signed up for the "Emergency Message". It was also discussed the proper steps in sending a "Test" message.

Courtesy Patrol & Crime Watch – There was great discussion regarding the lack of appearance for our contract deputy. There is very little visibility except when the patrol follows the school bus routes. Brenda has spoken with residents who are interested in creating a Crime Watch, "Model Block." The residents of this block will install motion sensor lights to keep their street well lit as well as scheduling a block party to form a union between the neighbors. If this example proves to

be successful, we will encourage the other neighbors to form their own "Crime Watch Model Block".

Landscaping Committee – Scott Ward discussed the need to add foliage to the common area in front of the water tower. A motion was made by Judith Schwartz, seconded by Scott Ward and it was unanimously decided to have Brookway install eight (8) Oleanders to block the water tower. The board also discussed the trash cans that are tossed into the streets and yards by the trash company.

Management Report:

Financial Report - Jane Godwin reviewed the financial statement for the month ending September 30, 2009 in great detail. The following are the account balance as of September 30, 2009. The Prosperity checking account balance was \$12,891 the Prosperity Money Market was \$26,897, the Bank of America – Temporary Transfer balance was \$40,000. The total reserves equal \$223,651. The administrative expense for the month was \$2,730, Utilities were \$5,761, Grounds Maintenance was \$4,726, and Community Services were \$2,583. The Total Expenses for the month of September was \$17,986 and year-to-date the total expense for the Association are \$205,944.

Collection Report – Jane reported that there were \$766 of the 2008 and \$4,948 of the 2009 Assessment fees which have not been collected. The Association is 98% collected for 2009.

Legal Report – Jane Godwin presented the updated legal report from Casey Lambright's Office. Uncorrected deed violations that were already with the attorney were reviewed and discussed. The Board of Directors instructed RMI on how to proceed with those accounts.

Deed Restriction Report – The Board of Directors reviewed the deed restriction report. There were no accounts under Board Review.

Unfinished Business:

Play Structure - Bid for the Canopy Repair – The board discussed the options of having Gametime install the new bonnet and decking. RMI is to seek installation pricing from Gametime.

Speeding in the Neighborhood- The board discussed the speeding in the community and decided to contact the contract deputy to monitor the situation in the neighborhood.

New Business:

2008 Audit- A motion was made by Scott Ward, seconded by Brenda Jackson and it was unanimously decided to accept the 2008 Audit as presented.

2010 Budget Draft & Assessment- A motion was made by Judith Schwartz, seconded by Brenda Jackson, and it was unanimously decided to accept the budget as presented and set the 2010 assessment fee the same rate as 2009.

Garage Sale- The cost of signage was discussed for advertising. The board discussed several options regarding advertising; one of which would provide 25 signs for \$125. It was decided to table this matter until the November meeting to allow more time for research.

Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:56 p.m.

Signature

Date