

BOARD OF DIRECTORS MEETING MINUTES

Location: John Wesley Church, 5830 Bermuda Dunes Dr, and Via Zoom Video Conferencing

Minutes Prepared By: Bonnie Shows, Secretary

Board Members Present: Albert Bosch, Brandon Chambers, Linda Intschert, Barry King, Odilia Medlin, Bonnie Shows

Board Members Absent: Kristin McLaughlin, Toni Isaacs

1. The meeting was called to order at 7:01 pm.
2. Roll was called and a quorum established.
3. Welcome Visitors.

Attorney Will Echols; Residents Larry Railey, Mike Pannell, Mark Shows

4. Public Comments.

Mike Pannell commented the trash/recycling company leaves the containers on the streets and would like the board to address this issue; Albert Bosch agreed to call Texas Pride Disposal and request they leave the containers on the lawn at the curb. Albert will report at the May board meeting.

Mike also asked if the board would consider trash pick-up once each week and recycling pick-up as backdoor service; although we are in the second year of a five-year contract, Albert agreed to speak with TPD regarding a revised contract, or if it was even possible. Albert will report at the May board meeting.

5. Secretary's Report.

The March 2021 board meeting minutes were provided and distributed via email prior to the meeting. Linda made a motion to accept the Secretary's report; Barry seconded. One abstention; motion approved.

Bonnie made a motion to schedule the annual meeting on November 4; Odilia seconded. One abstention; motion approved.

6. Treasurer's Report.

The March financial reports were provided and distributed via email prior to the meeting. There were no comments or corrections regarding the reports. Odilia made a motion to accept the Treasurer's report; Brandon seconded. Motion approved.

To date, there are 8 homeowners who have not paid their 2021 maintenance fee and have not requested a payment plan; 5 homeowners are on payment plans and are all current.

Barry informed the board of issues with Reliant Energy and their billing. The invoices were not being mailed to WOWCA PO Box. Barry set up to receive billing via email to treasurer@wowca.org account.

There are no new homeowners.

7. President's Report.

Complaints and Inquiries.

Complaints will be addressed in Executive Session.

Barry made a motion to accept the President's report; Linda seconded. Motion approved.

8. Deed Restriction Notification Letter.

Linda revised the DRNL and is working with Bonnie to get instructions for completing so all board members complete the form the same each time.

9. Architectural Control Committee.

Mark Shows presented the ACC report.

15011 Benfer Rd: A request was made and approved for removal of one tree, estimated to be removed within the next 6 months.

15003 Benfer Rd: A request was made and approved to replace roof with the same material. Project is now completed.

10. Old Business.

Maintenance to the sign board at the corners of Mittelstadt and Benfer Roads is being repaired. Supplies for the repairs have been purchased and work is expected to be completed by the end of this month.

Announcement of Board action by written consent: the board approved the cost of audio/video recordings for the three town hall meetings in May.

11. New Business.

General announcement made that Heatherloch MUD is replacing the sewer collection systems. Water pressure may be low at times in the coming months.

12. Executive Session.

The board entered executive session at 7:42 pm.

Board requested options to remedy parking issues from legal counsel.

Board requested a list of recommendations for the registered agents.

Board discussed with legal counsel requirements to amend the current management certificate.

Legal counsel presented the deed restriction enforcement timeline and may vote to adopt the procedures at the next meeting.

The board exited executive session at 8:55 pm.

13. Adjourn.

Odilia made a motion to adjourn at 8:56 pm; Brandon seconded. Motion approved.