

BOARD OF DIRECTORS MEETING MINUTES

Location: Via Zoom Video Conferencing

Minutes Prepared By: Bonnie Shows, Secretary

Board Members Present: Linda Intschert, Toni Isaacs, Barry King, Kristin McLaughlin, Bonnie Shows

Board Members Absent: Albert Bosch, Brandon Chambers, Odilia Medlin

1. The meeting was called to order at 7:17 pm.
2. Roll was called and a quorum established.
3. Welcome Visitors.

Will Echols, Attorney; Larry Railey, resident

4. Public Comments.
None.

5. Secretary's Report.

The February 2021 board meeting minutes were provided and distributed via email prior to the meeting. Barry made a motion to accept the Secretary's report; Toni seconded. Motion approved.

The February 2021 SPECIAL meeting minutes were provided and distributed via email prior to the meeting. Linda made a motion to accept the Secretary's report; Toni seconded. Motion approved.

Bonnie proposed moving the annual meeting from November to October—still in Q3—to help alleviate the “rush” and busyness of the holiday season. Barry made a motion to table and discuss again at April meeting; Kristin seconded. Motion approved.

6. Treasurer's Report.

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

Barry has the 2021 contract from Cypress Creek Mosquito Control awaiting signature. The invoice was approved to pay in January. Bonnie made a motion to authorize Linda to sign the contract; Kristin seconded. Motion approved.

Barry submitted an invoice from Sears, Bennett & Gerdes, LLP for general corporate matters regarding a tax lawsuit. Kristin made a motion to pay the attorney invoice; Linda seconded. Motion approved.

To date, there are 9 homeowners who have not paid their 2021 maintenance fee and have not requested a payment plan; 6 homeowners are on payment plans and are all current.

Two homeowners submitted requests to Treasurer waive the late fees. Treasurer informed both homeowners to contact the board if they wish to appeal the late fees.

There are no new homeowners.

7. Vice-President's Report.

Complaints and Inquiries:

No new complaints or inquiries.

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

8. Deed Restriction Notification Letter.

Board members suggested minor verbiage changes to the letter. Linda will revise and will forward to Bonnie to scan and distribute to the board and counsel via email.

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.

The Payment Plan Policy was tabled till the April board meeting.

11. New Business.

Will informed the board that we do not need a managing agent for WOWCA as the board currently manages the association.

Barry made a motion for Will Echols to file revocation of management certificate on record with Harris County; Kristin seconded. Motion carried.

The board discussed posting recommendations for contractors on our website.

Set date(s) for Town Hall Meeting(s) with homeowners to discuss deed restriction revisions. Bonnie will check the availability for hybrid meetings to be presented by legal counsel and video record the meeting and post online along with Will's presentation. Kristin made a motion to allow Will Echols to facilitate the three Town Hall meetings representing WOWCA; Barry seconded. Motion carried.

12. Executive Session.

The board entered executive session at 8:45 pm.

Discussed with legal counsel the complaint on Marlebone Court regarding deed restriction violations.

Discussed with legal counsel the complaint on Westerham Place regarding deed restriction violations.

Discussed with legal counsel the violation escalation and remedies.

The board exited executive session at 9:17 pm.

13. Adjourn.

Barry made a motion to adjourn at 9:18 pm; Toni seconded. Motion approved.