

**Willow Pointe Condominiums**  
Board of Directors Meeting Minutes  
May 15, 2018

**Opening:**

The regular meeting of the Willow Pointe Association Board of Directors was called to order at 6:10 PM on Tuesday, May 15, 2018 in the Willow Pointe Clubhouse by Kathy Wigley. A quorum was present at that time of 5 of 8 BOD.

**Attendance:**

Board Members: Kristie Oldaker, Kathy Wigley, Edmond Flowers, Aaron Wigley, Richard Elmes  
Guests: Jim Willis  
Property Managers: Carly Engelbart and Daniel Mobley  
Officers: Neighbors

**[ 6:10 PM ] - Meeting Called to Order**

**[ 6:11 PM ] - Minutes Vote**

- Minutes from the April 17, 2018 meeting were distributed via email to board members for review in advance of the meeting.
- Kathy motions to pass the April 17, 2018 minutes. Edmond seconds. Vote is called for, all ayes. The minutes for the April 17, 2018 meeting were passed as amended.
- Due to technical issues the April 17, 2018 Annual Homeowners Meeting minutes were not distributed prior to the meeting. Kristie presented the minutes to the board. Richard motions to pass the April 17, 2018 Annual Homeowners Meeting minutes as presented. Edmond seconds. Vote is called for all ayes. The minutes for the April 17, 2018 Annual Homeowners Meeting minutes were passed as presented.

**[ 6:17 PM ] - Jim Willis appointment to WPCA Board**

- Aaron motions to appoint Jim Willis to fill the empty WPCA Board position. Edmond seconds the nomination. Mr Willis accepts the nomination. Vote is called, all ayes. Jim Willis is elected to the WPCA Board of Directors.

**[ 6:19 PM ] - Board Election of Officers**

- Richard nominates Kathy Wigley for President of the WPCA Board. Kathy accepts the nomination. Vote is called, all ayes with Aaron abstaining. Kathy Wigley is 2018 WPCA BoD President.
- Aaron nominates Jim Willis for Vice President of the WPCA Board. Jim accepts the nomination. Vote is call, 4 ayes with 1 nay from Edmond. Jim Willis is 2018 WPCA BoD Vice President.
- Kathy nominates Richard Elmes for Treasurer of the WPCA Board. Richard accepts the nomination. Vote is called, all ayes. Richard Elmes is 2018 WPCA BoD Treasurer.
- Kathy nominates Kristie Oldaker for Secretary of the WPCA Board. Kristie accepts the nomination. Vote is called, all ayes. Kristie Oldaker is 2018 WPCA BoD Secretary.

**[ 6:24 PM ] - President's Report**

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**[ 6:25 PM ] - FEMA/SBA Loan**

- Ratification for the email vote to apply for the FEMA/SBA Loan motioned by Aaron Wigley via email on April 19. Seconded by Richard Elmes. Vote is called for, all ayes. The Ratification for the email vote has passed.
- Loan information, if approved up to \$117,000.00 for 30 years at 2.5%, no closing costs and no legal fees. If insurance is claimed, it must be applied to the loan amount.

**[ 6:33 PM ] - FEMA/SBA Loan signers**

- May 4th 2018 Aaron Wigley motions via email giving approval for Kathy Wigley and Richard Elmes to be authorized signers for the SBA disaster loan at the time it is approved by FEMA/SBA. Richard seconds the motion. Vote is called for, all ayes. The motion from the May 4th email authorizing Kathy and Richard to be signers for the loan has passed.
- 6612-D - Bank changed decision and decided to foreclose. Auction to be held on the Huntsville Courthouse steps on June 7th.
- 6622-B - Affidavit to court, \$2,668.29 won by default.

**[ 6:43 PM ] - Financial Manager's Report**

- 106 / 120 accounts current (88.3%); 14/120 accounts with a balance (11.6%)
- April 30th Account Close out Balance: \$6,583.73 (general) \$53,032.73 (reserve)
- Regions loan balance \$ 5,826. Iberia Bank loan balance \$ 5603.
- Kathy concludes at 6:48 PM

**[ 6:50 PM ] - Maintenance Coordinator's Report**

- Willow Springs title - need to get changed to Willow Pointe Condominium Association Incorporated.
- State Farm Insurance -
  - 4 buildings damaged roofs, ½ roofs of 2 buildings
  - Only wants to pay for 2 buildings roofs
  - Claim from 2009 paid out in 2012
- All roofs have hail damage, claims roofs installed improperly so they won't pay
- State Farm \$44,882.18 (deductible is already out)
- Southern Pride Roofing
  - Est for all roofs to be repaired/replaced with shingles \$192,900
  - For all metal roofs \$250,100
- New addendum to be filled to State Farm for a Sr Adjuster to come out for inspection, Rob to file letter.
- Mailboxes are done, new light installed

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- Lights - 4 lights to go where original poles are already in place, not the 3 originally planned however
- Wiring concern - Current line is 1-2 feet down, needs to be redone to 2-3 feet deep.
- 4 Pole lights to be placed along the front drive, and 1 back by the dumpster
- Decks - 7 decks are now complete, 4 are painted. No development on the post cap situation
- 4 more building lights to install, end of 6612, and clubhouse front

**[ 7:40 PM ] - Millage vote**

- Richard motions to pay Aaron for the mileage that he drove in dealing with the Mailbox Key transfers, a sum of \$245.27. Edmond seconds the motion. Vote is called for, 1 nay, 4 yays, 1 abstain. Vote to pay Aaron for mileage has passed.

**[ 7:43 PM ] – Facility Managers**

- Pool issues
- May 13 - 21 Carly is out of town

**[ 7:55 PM ] - New Business**

- Pool party - June 3rd
  - Robert Smith and Chicken Box to be set up. \$6 per plate with drink
  - Asks for \$400 advance and any overage to be billed to Condo Association
  - 5:30pm - 7:30pm Sunday June 3rd

**[ 7:59 PM ] - Pool Party Vote**

- Aaron motions to pay Robert Smith / Chicken Box the \$400 advance that he asks for providing food for the pool party. Edmond seconds the motion. Vote is called for, all ayes. Vote passes to cover the advance to Robert Smith for the food.

**[ 8:15 PM ] - Meeting Adjourns**