

Willow Pointe Condominiums
Board of Directors Meeting Minutes
April 17, 2018

Opening:

The regular meeting of the Willow Pointe Association Board of Directors was called to order at 6:07 PM on Tuesday, April 17, 2018 in the Willow Pointe Clubhouse by Kathy Wigley. A quorum was present at that time of 7 of 8 BOD.

Attendance:

Board Members: Kristie Oldaker, Kathy Wigley, Edmond Flowers, Aaron Wigley, Richard Elmes, Jonathan Fritchard, Izzy Miller

Guests: Various guests

Property Managers: Carly Engelbart and Daniel Mobley

Officers: Heather, Neighbors

[6:07 PM] - Meeting Called to Order

[6:08 PM] - March Minutes Vote

- Minutes from the March 20, 2018 meeting were distributed via email to board members for review in advance of the meeting.
- Kathy motions to pass the March 20, 2018 minutes. Richard seconds. Vote is called for, all ayes. The minutes for the March 20, 2018 meeting were passed as amended.

[6:09 PM] - Officer Inputs

- All good, nothing to report

[6:12 PM] - Member Inputs

- Linda Riley – Ceiling issues with water leak. Great job Dan helping with issue.

[6:13 PM] – Roof Issues

- Discussion about roof damage/issues from storms. Insurance deductible around \$10,000, pay and claim with insurance. Or simply pay for repairs.

[6:18 PM] - President's Report

- Kathy passes to Homeowners meeting

[6:19 PM] - Financial Manager's Report

- 103 / 120 accounts current (85.8%); 17/120 accounts with a balance (14.2%)
- March 31 Account Close out Balance: \$5,007.72 (general) \$51,032.73 (reserve)
- Regions loan balance \$ 5,827. Iberia Bank loan balance \$ 5605.06
- Foreclosure Issue – Per Rob, bank revoked foreclosure and forfeited. How does HoA want to proceed. Aaron to get more information.

[6:21 PM] - Maintenance Coordinator's Report

- 6618 – Roof damage, resulting water damage
2 units affected from roof damage, water spots and ceiling fan electrical issue

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- Mailboxes installation this coming weekend
 - mail stops on Friday
 - back to normal on Monday morning
- Lights – Poles delivered (5)
 - once mailboxes are complete, Tony will install
- Light replacement – outside lights focused first, then moved to stairways
- Trees have been cut down
- Orange flags and spray paint marks – Comcast installing new network cable

[6:30 PM] – Facility Managers

- Decks done – need 10 days of dry weather to stain \$334 a deck

[6:32 PM] – Roof Bid Vote

- Izzy motions to file the claim for the roof repair with insurance. Richard seconds. Vote is called for, all ayes. The motion to file with insurance to finance the roof repair passed.

[6:37 PM] – Deck Vote

- Aaron motions to approve for 4 decks to be stained and treated at the price of \$334 each. Richard seconds the motion. Vote is called for, all ayes. Motion to stain for decks for the price of \$334 each passed.

- Dyer issue tabled

[6:48 PM] - Meeting Adjourns