

**Willow Pointe Condominiums**  
Board of Directors Meeting Minutes  
July 16, 2019

**Opening:**

The regular meeting of the Willow Pointe Association Board of Directors was called to order at 6:12 PM on Tuesday, July 16, 2019 in the Willow Pointe Clubhouse by Kathy Wigley. A quorum was present at that time of 6 of 8 BOD.

**Attendance:**

Board Members: Kristie Oldaker, Kathy Wigley, Edmond Flowers, Aaron Wigley, Jonathan Flitchard, Richard Elmes

Guests: Mrs Greer, John Hughes, Mr Westmoore

Property Managers: Carly Engelbart and Daniel Mobley

Officer: Nabors

**[ 6:12 PM ] - Meeting Called to Order**

**[ 6:12 PM ] - May Meeting Minutes Vote**

- Minutes from the May WPCA meeting were distributed via email to board members for review in advance of the meeting.
- Aaron motioned to accept the meeting minutes as written. Edmond seconds the motion.
- All ayes
- The Minutes from the May WPCA meeting were accepted as written.

**[ 6:15 PM ] - June Meeting Minutes Vote**

- Minutes from the June WPCA meeting were distributed via email to board members for review in advance of the meeting.
- Jonathan motions to accept the June meeting minutes after a minor correction. Aaron seconds the motion.
- All ayes.
- The Minutes from the June WPCA meeting were accepted as amended.

**[ 6:18 PM ] - Member Inputs**

- John Hughes - Homeowner letter question referred to a later agenda item. It will be addressed later in the meeting.
- Mr Westmoore - Dues check question.
- John Hughes - Gutter questions, cleaning issue on side of building.
- Mr Westmoore - Cable status?
- Carly will work on updating website to keep it up to date.
- Officer Nabors - Everything is looking good, no issues to report.
- Jonathan brings up issue with suspicious car on propriety, several questionable activities observed.

**[ 6:32 PM ] - President's Report**

- Chimney Loan Status - Loan lapsed on July 9th. Should be easy to reapply for loan.

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- Homeowner Decision Letter - Option 1 - \$2K a fireplace for electric inserts, box won't work then \$1K to redo chases, roughly 32 in complex. Option 2 - Remove fireplace completely and do cosmetic repair.
- Electrician to install electric inserts, rewire and remove chase/chimney, as well as re-shingle. For the \$150K loan, it is roughly \$2,200 max per fireplace.
- Discussion about removing the chases, get estimates for that, or just remove the pipes and seal up everything. Roughly 48 box/chases, with 66 flues.
- Another option is to leave the boxes, remove the flues, and cap.
- Front Light issues - get estimates to repair/replace the damaged wiring.
- Chimney Loan discussion resumes, Kathy will write a letter describing the differences in the options, and costs.
- 7:12pm President's report concludes.

**[ 7:13 PM ] - Financial Manager's Report**

- June 30 Account Close out Balance: \$10,565 (general) \$21,788 (reserve)
- 2018 Roof Assessment: \$21,095
- Iberiabank loan balance \$ 182,375.32 (77 months)
- Financial Manager closes at 7:17 PM.

**[ 7:22 PM ] - Maintenance Coordinator's Report**

- Foreclosed unit owned by board.
- Fix gutters and roofs
- Front lights priority
- Sewer line at 6646
- 6640 deck repair
- Fence fixed this Friday.
- Done at 7:30 pm.

**[ 7:31 PM ] - Facility Manager's Report**

- All covered

**[ 7:31 PM ] - Meeting Adjourn**