

Willow Pointe Condominiums
Board of Directors Meeting Minutes
April 21, 2015

Opening:

The Annual Homeowners meeting of the Willow Pointe Association Board of Directors was called to order at 7:15 PM on April 21, 2015 in the Willow Pointe Clubhouse by John Southern. A quorum was present.

Present:

Board Members: John Southern, Izzy Miller, Linda Riley, Jeff Confer, Kathy Wigley and Raymond Moore

Financial Manager: Richard Elmes

Property Manager: Anthony Krones

Maintenance Engineer: Absent

Visitors: 15 Homeowners

Financial Managers Report

Richard Elmes provided copies of the financial report including the 3 year budget.

Mr. Burks questioned the 2012 and 2013 settlements stating that it was a waste of funds and the person responsible should pay. Mr. Southern stated it was a BOD agreement therefore the BOD was responsible.

Mr. Burks questioned the charge imposed for members to use the clubhouse for parties or functions and proposed no charge for homeowners and tenants. Mr. Confer addressed the question that in order to schedule exclusive use of the clubhouse a small fee is imposed along with a damage deposit. If the facility is returned in good condition, the deposit is returned. The small fee goes to Association maintenance.

Mr. Burks inquired on the cost and status of the pool. His questions were addressed.

Facility Mangers Report

Anthony Krones provided a short introduction of himself. He reviewed the vehicle pass policy. He requested the homeowners to fill out the questionnaire he provided to assist with his duties. He announced the clubhouse opening this weekend and key card distribution. He also touched on the water issue, to please inform him of any leaks observed so they can be repaired.

Multiple home owners requested that the trash truck take the alternate route to spare the road on the though way. The new company has agreed to re-route the truck as requested.

Maintenance and repair status was reviewed including dryer vents, building cleaning, steps, sidewalks and trees.

Presidents Report

Mr. Southern reviewed the accomplishments of 2014 and the goals for 2015.

Key 2014 Accomplishments:

- Opened Pool and Clubhouse

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- Increased Security and Lighting
- Controlled spending to recovery plan
- Established 5 year upgrade and improvement plan
- Initiated sidewalks repairs program
- Initiated tree trim program
- Substantially reduced arrears
 - Number down by 35%
 - Amount down by 30%
 - Legal action on all overdue 90 days
- Finalized tow away policy
- Improved Facility Manger problems

Key 2015 Goals:

- Improve Racial Relations
- Continue 2016 sustainable budget initiative
- Reduce remaining arrears
- Enforce Rules and Regulations
- Reduce safety hazards
 - Repair worst sidewalks
 - Tree trimming
 - Vent repair/varmint removal program
- Improve Neighborhood appearance
 - Entry and roadway upgrade
 - Clean vinyl siding
 - Complete stairwells
 - Pool landscape
- Upgrade failing electrical distribution
- Reconsider antenna installation restrictions

Member Discussions

Outside porch light is dangling across from 6612B. Anthony took this action.

How do you turn off water to sink or tub? Anthony took this action.

Plant bed boarders are mangled. Anthony is in the process or removing them.

Election Process Overview

Mr. Southern reviewed the election process and candidate requirements.

1. Willing and able to serve
2. In good standing with the Association
3. No conflicts of interest
4. Must be willing and able to communicate via email

Mr. Burks objected to candidate requirements 3 and 4. Conflict of interest is open to interpretation. Not everyone has email or network access. Comments were noted, but the requirements stand at this time.

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Nominations

Mr. Greer nominated Gary Burks. It was noted that he was not qualified due to conflict of interest. Mr. Burks was a former employee of WPCA as a Facility Manager. During this time, Mr. Burks refused to assist in the investigation nor cooperated with the BOD investigating a criminal issue that occurred at the Clubhouse. The BOD was going to reprimand Mr. Burks for his insubordinate behavior but he resigned prior to the issuance of the reprimand. Mr. Burks put his own interests before WPCA.

It was questioned that Aaron Wigley, who was on the ballot, had a conflict of interest. Current board member, Kathy Wigley, is the wife of Aaron Wigley. WPCA has no nepotism policy therefore this is consistent with the by-laws. Each individual owns a unit at WP.

Jonathan Fitchard was nominated and accepted the nomination.

Peggy Sieb was nominated and accepted the nomination.

With no more nominations, nomination phase was closed.

Election Results

There were currently 5 open slots on the WP BOD. There were 5 nominees. Therefore casting of a vote was not necessary. The nominees were elected to the BOD by default.

Congratulations to Jeff Confer, Raymond Moore, Aaron Wigley, Jonathan Fitchard, and Peggy Sieb.

Adjournment:

The meeting was adjourned at 8:40 PM. The next regular meeting of the Board will convene in the Willow Pointe Clubhouse at 6:00 pm, May 19, 2015.

Minutes Prepared by: Kathy Wigley