

## Willow Park Greens HOA Meeting 1/11/2024

- Meeting called to order at 7:06pm
- Meeting minutes from the last annual meeting (January 19, 2023) were read and approved.
- Introductions
  - Board Members – Charles Bush, Traci Bortz, Carolyn Foley
  - Management Company
- The 2024 Approved Budget was reviewed.
- Treasurer Report
  - \$101,143.45
  - +\$41,269.44 (dues and fines paid)
  - \$142,412.89
  - \$22,712.88 (November expenses)
  - \$11,605.42 (December expenses)
  - \$108,094.59
- There are some items in the neighborhood that we would like to update (mailboxes, landscaping, flagpoles, etc.)
- Homeowner Forum
  - There are some curbing issues where rebar is showing. This is probably an HOA issue, but we need to have more than one or two to get someone to come out to fix everything.
  - Street Parking – there is an issue with cars parking in the street. Residents aren't able to get out of their driveways in some cases. Beth requested an email be sent to her and she will address the situation. A resident is very upset with a neighbor about this. Neighbors have broken their sprinkler system and blocked their driveway. We will be looking at ways to try and handle parking.
  - Are dues going to be raised? There are a lot of things that need to be done in the community that need more money. Can a special assessment be done?
  - The house with the truck in the truck out front that has a dead tree in the bed of the truck – The HOA is trying to deal with this.
  - Can we change the gate code so it's different and not everyone knows the code to get into the community?
  - Are cameras being updated?
  - Rental properties – is this going to be voted on again?
  - At Christmas time – maybe everyone could wrap their tree? It would look uniform amongst the community.
  - People that are trimming their trees too far and not edging their grass.
  - If there's a first notice that goes out to homeowners for an offense, there won't be any photos. When the third offense goes out, there will be photos with the notice.
  - Are our utilities negotiated? Crest does have a company that does look at rates.
  - With all of the renters in the neighborhood, who gets a violation notice?

- We know that people don't want to raise the dues so we are looking at the possibility of other ways to free up money in the budget. There is the option of Cinco MUD 3 adding us for the trash service but we are in contract with Texas Pride. The garbage fee will be on the individual homeowner's MUD bill each month. It would be roughly \$15/month for homeowners and it would free up money in the HOA budget.
- Election of the board – current board is elected for the next 2 years
- Meeting is adjourned at 7:53pm