

## Willow Park Greens HOA Meeting 2/13/2025

- Meeting called to order at 7:00pm
- Executive Session Summary – review collection deed restriction enforcement action and attorney reports. Two accounts to review 3580101108 and 3580101103, both were approved to go to the attorney for deed restrictions. Lawsuit authorization for collections, account 3580101076 was approved for lawsuit collections.
- Meeting minutes from the December 12, 2024 meeting were approved.
- Treasurer Report
  - \$104,826.34
  - \$ 63,135.49 – dues collected
  - \$167,961.83
  - \$ 11,144.99 – December payments
  - \$ 10,260.63 – January payments
  - \$146,556.63
- Committee Reports
  - Architectural Control Committee – primarily fence replacements
  - Landscape/Garden Club – Yard of the Month – January Mark & Wendy Wilkinson, 2818 Twisted Willow Ct – February Liliana Alegria & William Kilborn, 21519 Willow Glade Dr
  - Community Events
  - Welcome Wagon
- Homeowner Forum
  - When will mulch be going out at the front entrance? The landscape contract has it going out in the spring – once a year.
  - There are some fences when you come into the neighborhood that are looking pretty run down. Is there anything that can be done? The HOA doesn't have a whole lot of control, but can if you send an email to the board with your concerns, we can try to address it.
  - Concerns about the leased property on Twisted Willow Lane. Lots of cars parked on the driveway and on the street, cars in and out, there's a truck always parked out front, and concerns about a business being run out of the home with foot traffic. We are looking into this. If you have a doorbell camera with time and date info, that would be helpful.
  - Concerns about another property on Willow Glade, with cars parking on the street and blocking the street. Concerns about a possible business being run out of this home too.
  - The entry gate – are their plans to replace the gate like we did with the exit gate? It will most likely have to be replaced in the near future. Is it worth it to replace the gate as opposed to just fixing it every time? Cameras are also being researched for replacements.
- Old Business
  - Street light reporting – continue to report these to Center Point

- Announcement of Board Decisions between Board Meetings
  - Exit Gate motor has been replaced
  - CTA Filing Approved
- New Business
  - Announcement of 2025 Willow Park greens Rental Restriction Vote Results
    - Rules Regarding Leasing
    - Leasing Restrictions Amendment
    - This vote has been extended to April 10, 2024
  - Pressure was stone walls at the entrance
  - Re-paint RED fire lane curbs at the entrance
  - Mailbox refinishing proposal – Encore Maintenance Partners
  - Tax Preparation Engagement Letter – Cox CPA Services
  - Initiation of Collections Actions, Foreclosure Actions, Deed Restriction Enforcement Actions
- Next meeting – April 10, 2025 – Willow Form Country Club – 7pm
- Meeting adjourned at 7:21pm