

Willow Park Greens HOA Meeting – December 11, 2025

- Meeting called to order at 7:00pm
- Executive Session Summary – reviewed deed restriction and enforcement report
- Meeting minutes from the October 9, 2025 were approved
- Treasurer Report
 - \$124,362.07
 - \$9,423.22 (October expenses)
 - \$20,621.99 (November expenses)
 - \$94,316.86
- Committee Reports
 - Architectural Control Committee – a few exterior lighting requests, there has been a lumen limit that has been agreed on.
 - Landscape/Garden Club – Yard of the Month for the past 2 months:
November - Robert and Kim Holloway – 21539 Willow Glade Drive; December – Jamin and Traci Bortz – 21315 Twisted Willow Lane
 - Community Events
 - Welcome Wagon – one new family coming in
- Homeowner Forum
 - The front entrance looks very nice with the Christmas lights
 - Residents are leaving trash cans out or putting them out early – letters are being sent and fines assessed
 - Cars in the street – is there anything that can be done? Lots of cars parked on both sides of the street making it hard for EMS or people of the sort trying to come down the street. Some neighborhood having towing policies, some have security companies that monitor the street parking. Is there something in the bylaws that can be changed?
 - Cameras at the front – we currently have 2 prices and are trying to figure out the internet line at the front. We are working through that now.
 - When are new people elected to the board? Between 3 and 9 people can be on the board but it has to be an odd number.
 - We are slowing starting to add more money to the HOA account and we are trying to figure out how to best allocate the money.
 - Is something being done about the house that was foreclosed on with the trash everywhere? We are hiring someone to clean up the front.
 - What happened to the gate codes? They feel like residents should have a code to get in. We are currently working through making sure everyone that

lives in the community can get into the gate. Can a rotating code be an option?

- Old Business
 - Street light reporting – still report these to Centerpoint
 - Voted to approve the 2026 assessment rate
 - Voted to approve the 2026 budget
 - Voted to adopt the fine and enforcement policy and schedule of fines
 - Announcement of board of decisions between board meetings
 - Approved gate entry system replacement
 - Approved pressure washing stone walls at entrance area – will happen once Christmas decorations come down
 - Approved holiday lighting from Legacy Lighting & Outdoor Service
 - Approved repainting the maintenance
 - Reviewing pricing for entry cameras
- New Business
 - Initiation of collections actions, foreclosure actions, deed restriction enforcement actions
 - Voting results for the 2025 rental limitations vote – did not pass, we didn't even get enough votes to make it an official vote. The vote could be brought up again in the future.
 - Community solicitation for HOA Board Candidates
 - Community solicitation for ACC members
 - Proposals for Main Entrance sign and Common Fence – Willow Fork Ct. cul-de-sac
- Next meeting – January 2026 Annual Meeting is 1/29/26 at the Willow Fork Country Club at 7pm
- Meeting adjourned at 7:57pm